



4 Bracken Way

Market Rasen, LN8 3QA



Book a Viewing!

£268,000

A well presented three bedroom detached family home situated in a tucked away cul-de-sac position on the edge of a popular residential development in the market town of Market Rasen. The property enjoys open field views to the front and is conveniently located close to a range of local amenities, schools, and transport links. Internally, the accommodation comprises an entrance hall, modern kitchen diner, utility room, living room, and downstairs WC. To the first floor are three double bedrooms, with the principal bedroom benefiting from an en suite shower room, together with a family bathroom. Externally, the property offers gravelled front and side gardens, a driveway providing off-road parking, a single garage, and an enclosed rear garden. Viewing is highly recommended to appreciate the accommodation and position on offer.





LOCATION

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guest houses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').

ACCOMODATION

HALL

With tiled flooring, radiator, external door to the front elevation and stairs rising to the first floor.

WC

With tiled flooring throughout, radiator, low level WC, wash hand basin and extractor fan.



KITCHEN/DINER

8' 10" x 20' 4" (2.69m x 6.2m) With tiled flooring, radiator, fitted with a range of wall and base units with worktops over, large ceramic sink with drainer, integrated dishwasher, integrated refrigerator, integrated electric oven, gas hob with extractor hood over, uPVC double glazed window to the rear elevation and uPVC double glazed sliding patio doors to the rear elevation opening into the living room.

UTILITY ROOM

With tiled flooring, fitted with a range of wall and base units, space and plumbing for a washing machine and external door to the rear elevation.

LOUNGE 14' 10" x 16' 10" (4.52m x 5.13m)

With radiator and uPVC double glazed windows to the front elevation.

FIRST FLOOR LANDING

With radiator, airing cupboard and access to the roof void.

BEDROOM 1

9' 11" x 13' 10" (3.02m x 4.22m) With radiator, built-in wardrobe and uPVC double glazed window to the rear elevation.

EN-SUITE

With low level WC, wash hand basin, shower cubicle and uPVC double glazed window to the rear elevation.

BEDROOM 2

10' 4" x 12' 6" (3.15m x 3.81m) With radiator, dual aspect uPVC double glazed windows to the front elevation and built-in storage cupboard.

BEDROOM 3

10' 3" x 9' 9" (3.12m x 2.97m) With radiator, uPVC double glazed window to the front elevation and built-in wardrobe.

BATHROOM

Flooring throughout, low level WC, wash hand basin within integrated bespoke unit, towel radiator, panel bath with mixer taps, overhead shower, marble effect tiling throughout and uPVC double glazed frosted window to the rear elevation.

OUTSIDE

The property occupies a cul-de-sac position on the edge of the development and enjoys open field views to the front. To the front are gravelled gardens and a side driveway providing off-road parking and access to the single garage with up and over door, light, and power. The enclosed rear garden is laid mainly to lawn with mature shrubs, flower beds and a patio seating area with lighting.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

Annual Service Charge/Management Fee Amount - £160.00





All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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<https://www.mundys.net/referral>

BUYING YOUR HOME

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

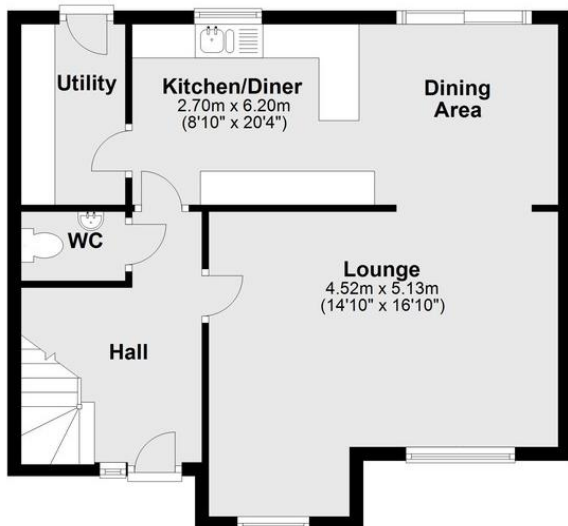
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1. These details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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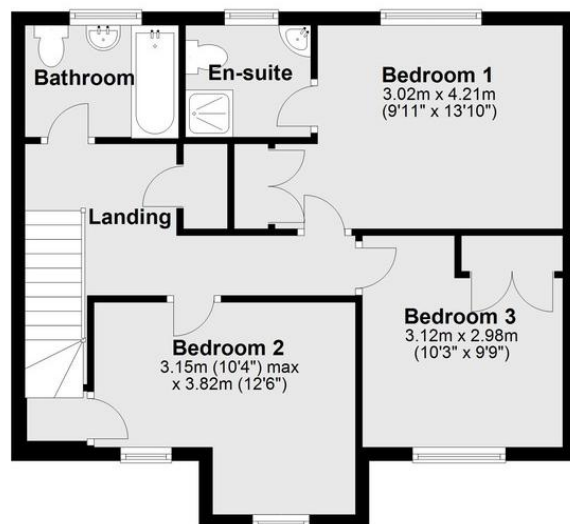
Ground Floor

Approx. 51.9 sq. metres (558.2 sq. feet)



First Floor

Approx. 51.7 sq. metres (557.0 sq. feet)



Total area: approx. 103.6 sq. metres (1115.2 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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