



16 Orchard Way

Market Rasen, LN8 3HE



Book a Viewing!

£230,000

16 Orchard Way is a superb opportunity to purchase a two bedroom detached bungalow, pleasantly situated within a quiet cul-de-sac in the popular town of Market Rasen. This property is no onward chain. Conveniently positioned within a short walking distance of the town centre, the property offers well proportioned accommodation all arranged on one level, making it an appealing choice for a range of buyers, including those looking to downsize, first time buyers or anyone seeking single storey living. The accommodation briefly comprises an entrance porch, hallway, two bedrooms, bathroom, kitchen and separate utility room. Externally, the property benefits from a generous front garden, a spacious rear garden with established planting, a garage and a tarmac driveway providing off-road parking for multiple vehicles.





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 guesthouses, 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

PORCH

3' 11" x 4' 3" (1.19m x 1.3m) Accessed via a composite external door to the front elevation with an internal door leading through to the hallway.

LIVING ROOM

11' x 16' (3.35m x 4.88m) With radiators, uPVC double glazed bay window to front elevation and electric fireplace



HALLWAY

With radiator, access to the roof void, two useful storage cupboards and doors leading to the principal accommodation.

BEDROOM 1

11' 10" x 9' 11" (3.61m x 3.02m) With radiator, uPVC double glazed window to the rear elevation and built-in wardrobe space.

BEDROOM 2

9' 5" x 9' 11" (2.87m x 3.02m) With radiator, uPVC double glazed window to the front elevation and built-in wardrobes.

BATHROOM

6' 11" x 7' 3" (2.11m x 2.21m) Fitted with tiled flooring and walls, radiator, low level WC, wash hand basin set within a cupboard unit and a spacious walk-in shower. A uPVC double glazed frosted window to the rear elevation provides natural light and privacy.

KITCHEN/DINER

10' 2" x 10' 5" (3.1m x 3.18m) Fitted with tiled flooring, radiator and a uPVC double glazed window to the rear elevation. The kitchen comprises a range of wall and base units with work surfaces over, tiled splashbacks, an integrated stainless steel sink with drainer, integrated electric oven and gas hob with extractor fan over.

UTILITY ROOM

8' 10" x 5' 1" (2.69m x 1.55m) With tiled flooring, base units and work surfaces, together with space and plumbing for a washing machine. The room benefits from uPVC double glazed windows to the front and side elevations, along with a composite external door providing access to the rear.

GARAGE

17' 7" x 8' 6" (5.36m x 2.59m) The property benefits from a garage fitted with an up-and-over door, power and lighting, together with additional storage space within the loft area.

OUTSIDE FRONT

To the front of the property is a spacious, well maintained lawn with a slabbed pathway leading to the front entrance. A tarmac driveway provides off-road parking for multiple vehicles and continues alongside the property towards the garage and rear garden.

OUTSIDE REAR

The generous rear garden features a well maintained lawn, established flowerbeds, mature shrubs and trees, providing an attractive outdoor space with a good degree of established planting. Side access connects the rear garden with the front of the property and a garden shed provides additional storage





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

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](https://www.mundys.net)

SELLING YOUR HOME – HOW TO GO ABOUT IT

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.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

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

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer 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

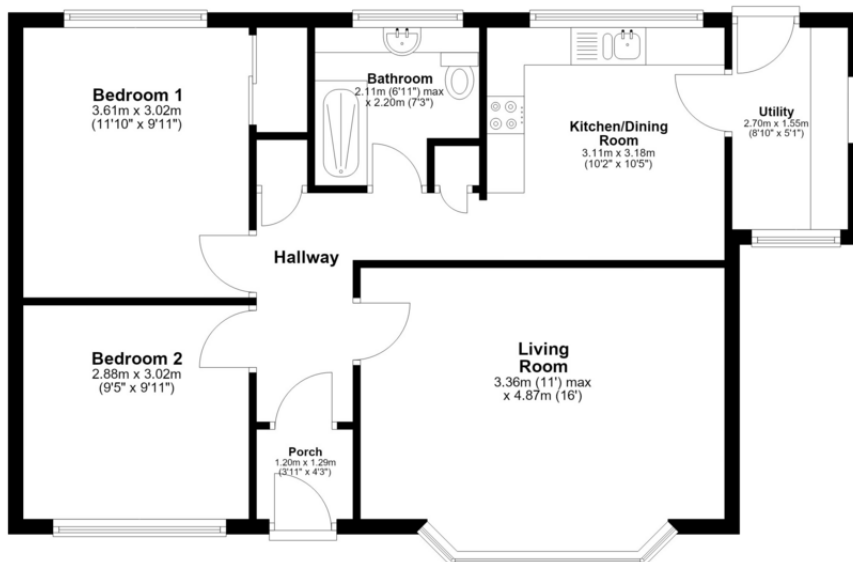
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The 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 whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

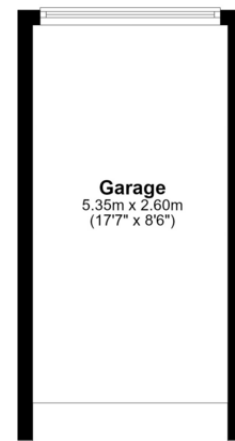
Ground Floor

Approx. 66.7 sq. metres (717.5 sq. feet)



Garage

Approx. 13.9 sq. metres (149.7 sq. feet)



Total area: approx. 80.6 sq. metres (867.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Mundys Estate Agents
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 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.



www.mundys.net