



6 De Aston Fields

Market Rasen, LN8 3DX



Book a Viewing!

£220,000

A well-maintained three bedroom semi-detached dormer-style bungalow, occupying a good sized plot with open views to the rear and conveniently positioned within walking distance of Market Rasen town centre and its amenities. The property offers flexible accommodation arranged over two floors, with two bedrooms and a shower room on the ground floor and a further bedroom on the first floor. There is also additional loft space which may offer potential to create further accommodation (subject to the necessary planning permissions, building regulations and consents). The ground floor includes an entrance hallway, lounge, modern fitted kitchen/diner with integrated appliances, two bedrooms and a shower room. On the first floor is a good sized principal bedroom with fitted wardrobes and storage, together with access to the remaining attic space. Outside, the property has a lawned front garden and a large driveway providing ample off-road parking and access to the detached garage/workshop. To the rear is a good sized lawned garden with two garden sheds and open views beyond.





LOCATION

Market Rasen is a well-served market town situated on the western edge of the Lincolnshire Wolds and provides a good range of everyday amenities. The town centre offers a mixture of independent shops, supermarkets, cafés and other services, together with primary and secondary schooling. Market Rasen also has its own railway station, providing useful connections towards Lincoln and Grimsby. The town is particularly well placed for access to the surrounding Lincolnshire Wolds, with Willingham Woods and the popular village of Tealby nearby. Market Rasen Racecourse is another well-known local facility. Road connections provide convenient access towards Lincoln, approximately 15 miles to the south-west, as well as Caistor, Louth and Grimsby.

ACCOMMODATION

ENTRANCE HALL

A composite double glazed external door, with staircase rising to the first floor, understairs storage cupboard, additional storage cupboard and radiator.



KITCHEN/DINER

19' 5" x 9' 10" (5.92m x 3m) A good sized kitchen/diner fitted with a modern range of wall and base units with laminate work surfaces and inset 1½ bowl stainless steel sink and drainer, integrated appliances include an oven, four-ring ceramic hob with extractor over and dishwasher, space and plumbing for a washing machine, three UPVC double glazed windows, UPVC double glazed external door, vinyl flooring, radiator, access to the roof space and gas fired central heating boiler.

LOUNGE

15' 7" x 12' 0" (4.75m x 3.66m) With UPVC double glazed window, radiator and wall mounted electric fire.



BEDROOM 2

13' 11" x 8' 2" (4.24m x 2.49m) Ground-floor bedroom with UPVC double glazed window and radiator.

BEDROOM 3

10' 1" x 9' 11" (3.07m x 3.02m) Further ground floor bedroom with UPVC double glazed window and radiator.

SHOWER ROOM

7' 11" x 5' 5" (2.41m x 1.65m) Fitted with a low level WC, wash hand basin and walk-in shower enclosure with electric shower, part-tiled walls, vinyl flooring, radiator and UPVC double glazed window.



FIRST FLOOR LANDING

Providing access to bedroom one and the remaining attic space.

BEDROOM 1

9' 5" x 8' 7" (2.87m x 2.62m) A good sized first floor bedroom with UPVC double glazed window, fitted wardrobes, radiator and useful storage cupboard.

WARDROBE

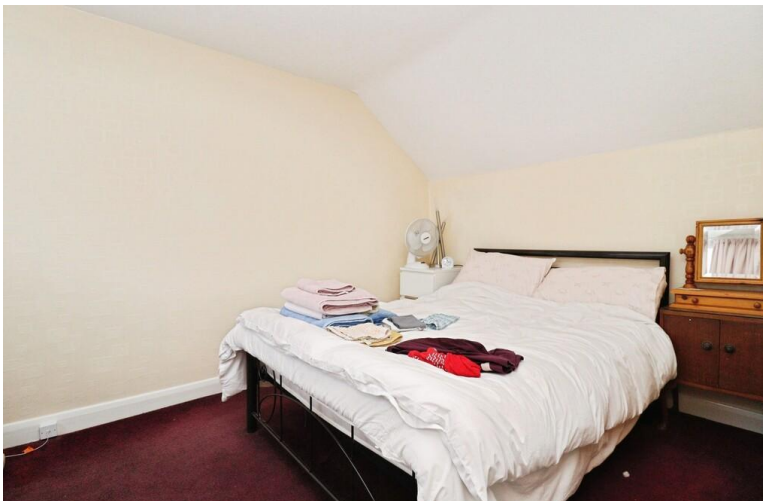
11' 10" x 3' 7" (3.61m x 1.09m)

ATTIC SPACE

22' 3" x 9' 3" (6.78m x 2.82m)

OUTSIDE

To the front there is a lawned garden with a large driveway providing ample off-road parking and access to the detached garage/workshop. The rear garden is predominantly laid to lawn with two garden sheds and benefits from open views beyond. A good sized detached garage/workshop with power and lighting.





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

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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

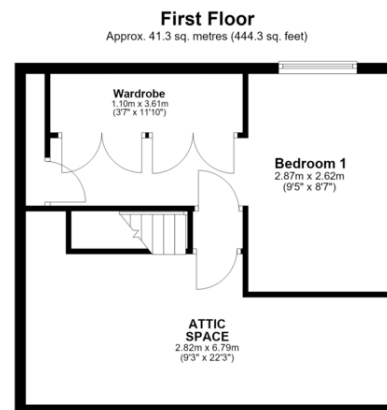
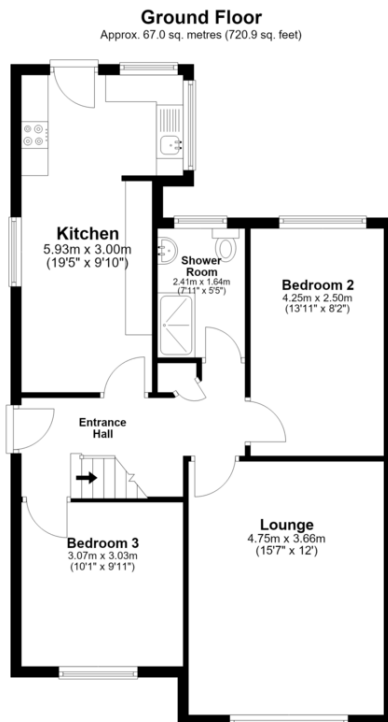
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 108.3 sq. metres (1165.3 sq. feet)

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

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
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01522 510044

22 Queen Street
Market Rasen
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01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
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