



9 Lucas Way

Market Rasen, LN8 3ZB



Book a Viewing!

£335,000

Situated on a modern development in the popular market town of Market Rasen, 9 Lucas Way is an immaculate Four Bedroom Detached Home offering spacious and flexible family accommodation arranged over two floors.

The property benefits from a modern kitchen/dining room with integrated appliances, separate utility room and downstairs WC, together with a generous living room. To the first floor are four bedrooms, with bedrooms one and two both benefiting from en-suite shower rooms, alongside a family bathroom.

Outside, the property has a well maintained rear garden with lawn and patio area, off-road parking to the front, a single garage and an electric vehicle charging point.





LOCATION

Market Rasen is a thriving market town situated on the edge of the Lincolnshire Wolds. The town benefits from a railway station and bus services providing regular links to larger towns and city networks.

Market Rasen is well known for its golf course and racecourse and offers a good range of local amenities, including independent shops, regular markets in the cobbled Market Place, restaurants, boutique accommodation, public houses, library, healthcare providers and local schooling.

Primary schooling includes Market Rasen C of E Primary School, rated Good by Ofsted, while secondary schooling is provided by De Aston School, also rated Good by Ofsted.

HALL

With laminate flooring, composite external door to the front elevation, radiator, stairs rising to the first floor and doors off.

WC

5' x 3' (1.52m x 0.91m) With laminate flooring, radiator, low level WC, wash hand basin and tiled walls.

LIVING ROOM

15' 11" x 10' 10" (4.85m x 3.3m) With two radiators and uPVC double glazed bay window to the front elevation.



KITCHEN/DINER

10' x 20' 2" (3.05m x 6.15m) Modern and spacious, with laminate flooring throughout, radiator, under-stairs storage cupboard, two uPVC double glazed windows to the rear elevation and uPVC double glazed French patio doors opening onto the rear garden.

The kitchen is fitted with a range of wall and base units with worktops over, integrated dishwasher, integrated stainless steel sink with drainer, integrated gas hob with extractor fan over, integrated fridge/freezer, integrated oven and integrated microwave.

UTILITY ROOM

10' 6" x 5' (3.2m x 1.52m) With laminate flooring, radiator, composite external door to the rear elevation, fitted base units, integrated stainless steel sink with drainer, spaces for washing machine and tumble dryer, together with the boiler.

FIRST FLOOR LANDING

With radiator, doors off, storage cupboard, cupboard housing the water tank and access to the roof void.

BEDROOM 1

11' 5" x 16' 1" (3.48m x 4.9m) With radiator, uPVC double glazed windows to the front elevation, built-in wardrobe space and door into the en-suite.

EN-SUITE

4' 9" x 8' 11" (1.45m x 2.72m) With vinyl flooring, spacious walk-in shower with overhead shower, low level WC, wash hand basin, towel rail radiator, tiling throughout, uPVC double glazed frosted window to the side elevation.

BEDROOM 2

11' 6" x 10' 6" (3.51m x 3.2m) With radiator, uPVC double glazed window to the front elevation and door into the en-suite.

EN-SUITE

3' 3" x 10' 6" (0.99m x 3.2m) With vinyl flooring, low level WC, wash hand basin, radiator, uPVC double glazed frosted window to the side elevation and shower cubicle with overhead shower and tiling throughout.

BEDROOM 3

10' 10" x 10' 6" (3.3m x 3.2m) With radiator and uPVC double glazed window to the rear elevation.

BEDROOM 4

9' 4" x 8' 11" (2.84m x 2.72m) With radiator and uPVC double glazed window to the rear elevation.

BATHROOM

5' 7" x 6' 9" (1.7m x 2.06m) With vinyl flooring, low level WC, wash hand basin, radiator, integrated bath with dual taps and overhead shower, tiling throughout and uPVC double glazed frosted window to the rear elevation.

OUTSIDE

To the front of the property there is off-road parking, access to the garage, side access leading to the rear garden and an electric vehicle charging point.

To the rear of the property a spacious and well maintained lawned garden with patio area and fenced boundaries.

GARAGE

Single garage with up-and-over door, power and lighting.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D (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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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

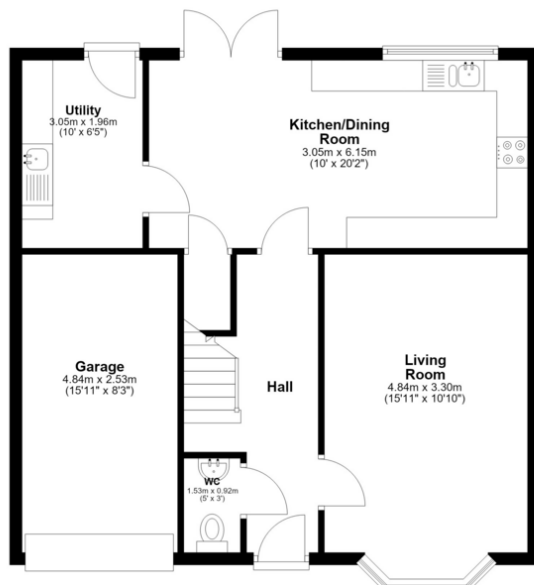
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Ground Floor

Approx. 65.9 sq. metres (708.9 sq. feet)



First Floor

Approx. 65.5 sq. metres (705.4 sq. feet)



Total area: approx. 131.4 sq. metres (1414.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
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46 Middle Gate
Newark
NG24 1AL
01636 700888

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