



16 Prince William Road

Newtoft, Market Rasen, LN8 3NL

£115,000

An ideal starter home or investment opportunity, this spacious Two Double Bedroomed Mid-Terraced home is offered for sale with No Chain! The property has accommodation to briefly comprise of Entrance Hallway, large Lounge, Dining Kitchen, Pantry, Two Double Bedrooms with fitted wardrobes and a Family Bathroom. The property also benefits from uPVC double glazing, solar panels and LPG gas fired central heating. Externally the property has enclosed gardens to the front and rear, complete with Timber Summer House. An early viewing is highly recommended!



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SERVICES

Mains electricity, water and drainage. LPG central heating. Solar Panels.

EPC RATING – E.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Market Rasen towards Middle Rasen via the A631 Gainsborough Road, continue for approximately three miles until entering West Rasen and at the first right hand bend turn left onto Toft Lane and continue for approximately two miles through Newton by Toft and enter Newtoft. At the left hand bend, turn right onto Alexandria Road and then left onto Fairfax Close, leading onto Prince William Road by turning right. The property can be found on the right hand side.



LOCATION

Newtoft is a small village on the outskirts of Middle Rasen which was historically a collection of married quarters for the former RAF base and is now a thriving community linked by its useful sports field and very popular and active Social Club. Local Primary Schooling is available in the nearby village of Faldingworth, approx. 3 miles (Ofsted Graded 'Good'). Market Rasen is situated approx. 4 miles from Newtoft and 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').

ACCOMMODATION

ENTRANCE HALL

6' 2" x 3' 9" (1.88m x 1.15m) Front entrance portico leading to the uPVC entrance door with complementing uPVC small window to the front elevation, opening into the Entrance Hallway. Having wood effect vinyl flooring, radiator, ceiling light point, staircase rising to the First Floor, door to the Dining Kitchen and door to the Lounge.



KITCHEN DINER

15' 3" x 13' 10" (4.65m x 4.22m) Having a comprehensive range of fitted units and drawers to base level with contrasting work surfaces over, inset stainless steel sink unit, tiled upstands and further complementing units to eye level. Integral oven and electric hob with extractor above and spaces for washing machine, fridge freezer, and for Dining Table. Door to a large downstairs Store cupboard, door to the Pantry Store with ceiling light point and the workings for the solar panels, uPVC door to the rear garden, uPVC windows to the front and rear elevations, tiled flooring, radiator, wall mounted gas fired central heating boiler and Door to:



LOUNGE

16' 1" x 9' 11" (4.91m x 3.03m) Dual aspect views provided by uPVC window to the front and rear elevations, ceiling light point, radiator and cover.

FIRST FLOOR LANDING

Having uPVC window to the rear elevation, ceiling light point and doors to all first floor rooms.

BEDROOM TWO

9' 8" x 10' 9" (2.97m x 3.28m) Having uPVC window to the front elevation, ceiling light point, radiator, laminate flooring, built-in wardrobes and ceiling loft access hatch.

FAMILY BATHROOM

7' 8" x 5' 11" (2.36m x 1.82m) Having panelled bath with direct feed shower over, WC, wash hand basin, tiled upstands and splashbacks, vinyl flooring, ceiling light point, frosted uPVC window to the rear elevation, radiator and electric wall mounted fan heater.





BEDROOM ONE

10' 0" x 16' 0" (3.05m x 4.90m) Having dual aspect views provided by uPVC windows to the front and rear elevations, ceiling light point, radiator, laminate flooring and built-in wardrobes.

OUTSIDE

With picket fencing and gateway, the Front Garden is set to low maintenance paving and pebbled finishing with space for raised planters and wheeliebin storage, a covered LPG store and pathway leading to the front entrance door. The Rear Garden is fully enclosed by recently new fencing and set predominantly to lawn with bark topped borders and a slight step up to the tiered additional AstroTurf Summer House Area (Summer House included) at the bottom of the garden.



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

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westlaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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 roughly checked.

GENERAL

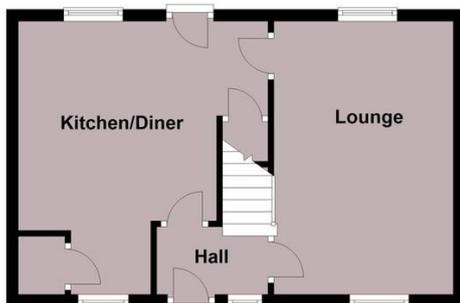
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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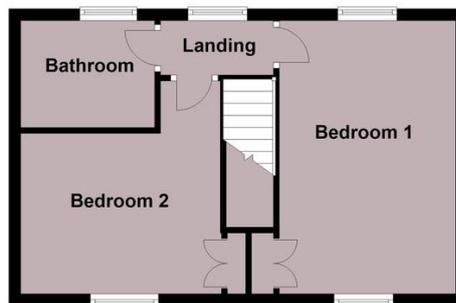
Ground Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



Total area: approx. 68.4 sq. metres (735.8 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net

01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

