



## 4 ROMAN FIELDS Market Rasen, Lincolnshire, LN8 3ZG

3 Bed Semi-Detached House

Full Market Value **£190,000** | Shared Ownership **£66,500** for a 35% share | Share rent is **£283.02** PCM  
Management fee, buildings insurance and communal service charge **£36.85**







***4 Roman Fields, Market Rasen,  
Lincolnshire, LN8 3ZG.***

***3 Bed Semi-Detached House – Shared Ownership***

- ◆ ***Semi-Detached house***
- ◆ ***3 bedrooms***
- ◆ ***Downstairs toilet***
- ◆ ***Modern open plan kitchen/Dining with integrated appliances***
- ◆ ***Bedroom 1 with En-suite***
- ◆ ***Private off-road parking***
- ◆ ***Rear garden with large patio area and grass lawn***
- ◆ ***Market Rasen - a peaceful village in Lincolnshire***





## ***The Area***

The property is located in a residential area approximately half a mile from the centre of Market Rasen and convenient for all local amenities.

Market Rasen is a traditional small rural town situated on the A46 between Lincoln and Grimsby, with a population of approximately 3,000 people. There is a good range of local amenities and town shopping centre with mainly local traders. There is a railway station providing access to main line stations.

## ***Construction***

Walls: Cavity brick

Roof: Pitched and tiled.

Windows & doors: PVCu

## ***Accommodation***

Accommodation briefly comprises:-

## **GROUND FLOOR**

### ***Entrance Hall***

Staircase to first floor, radiator, storage unit, consumer unit, PVCu double glazed door.

### ***Living Room*** - 4.08m x 5.57m (max)

Radiator, PVCu double glazed window to front, under stair storage cupboard.

### ***Kitchen/Dining Room*** - 3.66m x 5.08m (max)

Modern white wall, base and drawer units with worktop, electric oven and grill with Lamona electric hob with stainless steel extractor over, stainless steel 1 bowl sink and drainer, cupboard housing Ideal Logic combi ESP1 boiler, PVCu double glazed window and patio door to rear, radiator.

### ***Downstairs Toilet*** - 1.39m x 1.83m (max)

Radiator, wash hand basin, WC and extractor.



## FIRST FLOOR

### 3 Bedrooms

**First Floor Landing** - Loft access.

**Bedroom 1** - 2.79m x 4.37m max  
Radiator, PVCu double glazed window to front, wardrobe/cupboard, TV point.

**En-Suite** - 1.68m x 1.57m max  
Radiator, electric shower cubicle, WC, wash hand basin, part tiled, extractor.

**Bedroom 2** - 2.79m x 4.22m max  
Radiator, PVCu double glazed window to rear, TV point.

**Bedroom 3** - 2.18m x 3.04m max  
Radiator, PVCu double glazed window..

**Family Bathroom** - 1.99m x 2.17m  
WC, wash hand basin, bath with shower and glass screen, radiator, PVCu double glazed window, extractor, part tiled walls.



### Outside

- ◆ To the front, brick paved driveway, laid to lawn garden with hedge boundary, up/down lighting, paved pathway leading to front door.
- ◆ To the rear, a paved patio area with pathway to side gate. Mainly laid to lawn garden, outside tap, decking area.

### Services

- ◆ Electricity, water and drainage services are connected

### Central Heating

- ◆ Ideal Logic boiler located in the kitchen

### Energy Performance Certificate

- ◆ Energy Rating ' B84', expiring 04 July 2032.





## SHARED OWNERSHIP

Shared Ownership is a fantastic opportunity if you're unable to purchase a home on the open market. It allows you to buy a share in a property on a part buy/part rent basis and pay a subsidised rent on the part that you do not own.

Over time, you can purchase more shares in your property – this is known as 'staircasing'. This can be done at any time after initial purchase and it will reduce the amount of rent you pay, as the share of the home that you do not own will have got smaller.

We will offer shares between 25-75% of the property value depending on the outcome of the affordability assessment. The higher the share you purchase, the lower your rent will be. You will either need sufficient funds to enable you to purchase a share outright or will need to be able to obtain a mortgage for the share you want to purchase.

## NEXT STEPS

To apply, please contact the Platform Home Ownership team who will then send you an application form and registration form to complete.

Upon receipt of your completed application and registration form, we will refer you for an affordability assessment to determine the most affordable share for you.

Once you have passed the affordability assessment, we will then be in contact to confirm availability and arrange a viewing.





**BUILDING HOMES FOR  
A BETTER FUTURE**

For more information contact:

***Sales@Platformhg.com***

***Platformhomeownership.com***

**0333 200 7304**

