



Inverewe, North Kelsey Road

Caistor, Market Rasen, LN7 6SF



Book a Viewing!

£339,950

A substantial detached bungalow in this popular location on the outskirts of Caistor. The property has been greatly improved by the present Vendors and has recently had new carpets and a modern fitted Bathroom suite installed, along with a newly fitted Kitchen featuring a range of integral appliances. The property has also been redecorated throughout, with the addition of a new front entrance door and recent landscaping works to the rear garden. Offered for sale with NO CHAIN, this larger than anticipated property briefly comprises of Entrance Hall, dual aspect Lounge Diner and opening to the Kitchen/Breakfast Room with adjoining Pantry, Inner Hallway, three Bedrooms and renovated Family Bathroom. There is also a Rear Lobby providing access from the Kitchen to the attached Double Garage, complete with electric roller door. Externally, the property boasts a large driveway and hard-standing area providing off-road parking for multiple vehicles and/or a motorhome, along with generous wraparound gardens. The property further benefits from an included CCTV system, solar panels and energy-efficient air source heating. Viewing is Highly Recommended!





SERVICES

Mains electricity, water and drainage. Air Source Heating. Solar Panels are owned outright. CCTV system included in the sale.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Caistor is a historic, picturesque Market Town located on the Viking Way just on the northern border of the Lincolnshire Wolds, enjoying a wonderful variety of traditional and independent retail outlets, amenities, doctors, excellent schooling (Caistor Grammar School - Ofsted Graded 'Excellent', Caistor Yarborough Academy - Ofsted Graded 'Requires Improvement' and Caistor Church of England Methodist Primary School - Ofsted Graded 'Good'), sports fields, gym, swimming pool and various sports/social clubs. The town is situated just off the A46, which provides ease of access to larger road networks onto Grimsby, Lincoln, Scunthorpe, Barnetby Train Station and Humberside Airport.



ACCOMMODATION

ENTRANCE HALL

A double glazed entrance door with frosted inset panels opens into the Entrance Hall, a ceiling light point, radiator and internal door leading into the Lounge Diner.

LOUNGE/DINER

26' 10" x 14' 7" (8.18m x 4.44m) A large open plan living room with three radiators, two double glazed windows to the front elevation, a double glazed window to the side elevation, two ceiling light points, door to the Inner Hallway, an open archway leading to the Kitchen/Breakfast Room and feature fireplace with tiled hearth, decorative hardwood surround and mirror.



KITCHEN

11' 9" x 10' 9" (3.58m x 3.28m) With a UPVC double glazed window, vinyl flooring, fitted with a range of wall, base units and drawers with works surfaces over, tiled splashbacks, stainless steel sink drainer, integral oven, four ring gas hob with extractor fan over, integral dishwasher, integral washing machine and opening into the lounge diner.

INNER HALLWAY

Having two radiators, ceiling light point and doors to Bedrooms and Bathroom.

BEDROOM 1

14' 11" x 11' 9" (4.55m x 3.58m) With radiator, double glazed window to the side elevation, ceiling light point, fitted bedroom furniture and two wall light points.



BEDROOM 2

12' 11" x 9' 7" (3.94m x 2.92m) With ceiling light point, radiator, double glazed window to side elevation and TV point.

BEDROOM 3

10' 11" x 8' 9" (3.33m x 2.67m) With radiator, ceiling light point and double glazed window to side elevation.

BATHROOM

10' 10" x 7' 1" (3.3m x 2.16m) With suite to comprise of a panelled bath with side folding splash screen and direct feed shower over, WC and a vanity wash hand basin with vanity touchscreen lit mirror above, chrome towel rail, frosted double glazed window to the side elevation, recessed down-lighting to ceiling, concealed extractor fan, aqua panelling to walls and ceiling and luxury vinyl tiled flooring.



REAR LOBBY

Having walnut effect laminate flooring, double glazed windows to the rear elevation, wall light point, external door leading to the garden and giving access to the Pantry and Garage.

PANTRY

9' 0" x 4' 7" (2.74m x 1.4m) Having wall light point, shelving and hardwood entrance door with frosted glazed panel.



OUTSIDE

The property enjoys large wraparound gardens, featuring to the front elevation a substantial hard-standing/off road parking area leading, in turn, to the Double Garage and to the side of the property providing ample space for motor home and caravan storage, if required. To the rear elevation a Lincolnshire post and rail fence provides the boundary and enables open field views with wraparound lawns continuing around the side and front of the property. The rear garden also leads on to a raised vegetable bed area with greenhouse and the orchard area. There is also a garden tap and the workings for the air source heat pump are located to the rear of the property.

GARAGE

19' 7" x 15' 9" (5.97m x 4.8m) Having power, lighting, double glazed window to the rear elevation and an electric roller door.

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.co.uk

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

Silo & Betteridge, Ringo & Law LLP, Burton and Co, Bridge & Farland, Dale & Co, Bird & Co and Glen Gray 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, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial services products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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 costs of financing your purchase.

NOTE

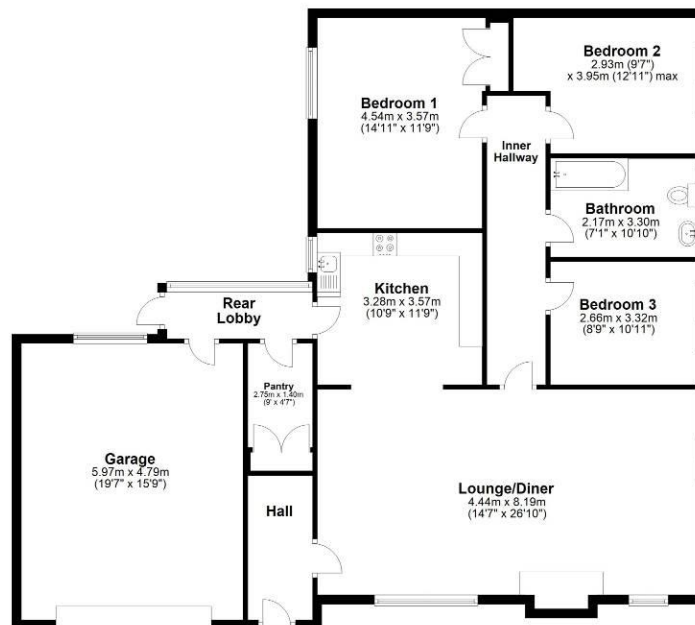
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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Total area: approx. 141.9 sq. metres (1526.9 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 PlanItUp

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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