



## 8 Shooters Close

Caistor, Market Rasen, LN7 6FB



Book a Viewing!

**£275,000**

An excellent, newly built detached bungalow located within an exclusive development of just seven properties. Constructed to an exceptional standard, each home features a range of energy-efficient technologies, including Photovoltaic Solar Panels and an air-source heat pump with underfloor heating. The impressive accommodation briefly includes a welcoming Entrance Hall, an open-plan Kitchen/Dining/Living Area, two generous Bedrooms and a contemporary Family Bathroom. Externally, the property benefits from a block-paved driveway offering off-road parking, along with gardens to the side and rear featuring a patio area. Viewing is highly recommended to fully appreciate the quality and energy-saving benefits on offer. Please contact Mundys on 01673 847487 for further details.

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### SERVICES

Mains electricity, water and drainage (pumping station incorporated). Photovoltaic Solar Panels. Panasonic Air Source Heat Pump and Zoned Underfloor Heating.

**EPC RATING** – A.

**COUNCIL TAX BAND** – To Follow.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### SPECIFICATION

- Huge 4.6kw solar pv array with battery capability
- Ultra high energy efficiency home with air source heat pump (with remote management)
- Fitted Leicht German Kitchen with integrated Neff/Siemens appliances
- Under floor heating throughout
- Car charging point
- Block paved driveway
- A mix of Duravit and Vado sanitary ware
- Porcelanosa tiles
- Aluminium bi-folding doors
- 10 year Professional Consultants Certificate
- Lawned Rear Garden and Patio Area



## 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, Caistor Yarborough Academy and Caistor Church of England Methodist Primary School), 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.

**SERVICE/MANAGEMENT CHARGE** - There will be a management company set up that each resident will own an equal share of. Maintenance charge to be confirmed associated with the development. Approx. £150.00 per annum.

## ACCOMMODATION

### ENTRANCE HALL

With main entrance hall, access to the roof void, inset spotlights and underfloor heating controls.

### CLOAKROOM

### OPEN PLAN LIVING/DINING AREA

24' 0" x 17' 9" (7.32m x 5.41m)

With two UPVC double French/patio doors to the side and rear elevations and inset spotlights.



### KITCHEN AREA

15' 2" x 7' 4" (4.62m x 2.24m) Fitted with a range of high quality Leicht German kitchen units, 1½ bowl sink unit and drainer, integral fridge freezer, integral Neff double oven, extractor hood and dishwasher, feature central island and UPVC window to the front elevation.

### BEDROOM 1

14' 1" x 11' 0" (4.29m x 3.35m) With UPVC window to the rear elevation and underfloor heating controls.

### BEDROOM 2

10' 9" x 10' 8" (3.28m x 3.25m) With UPVC window to the front elevation and underfloor heating controls.



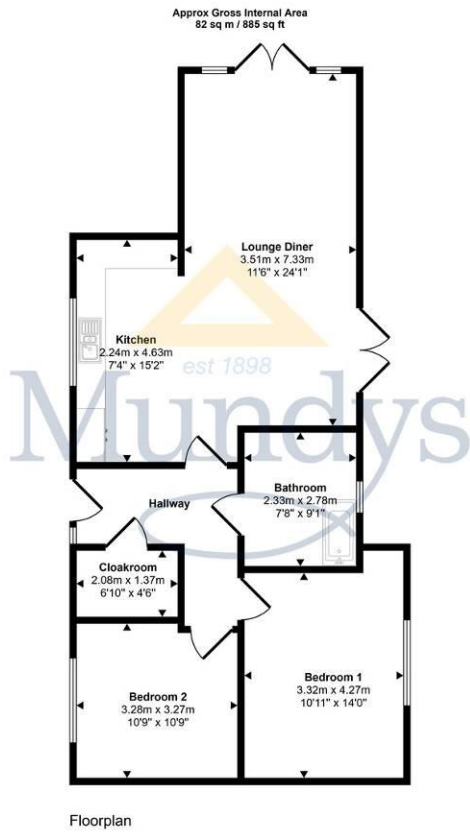
### BATHROOM

9' 2" x 6' 9" (2.79m x 2.06m) With suite to comprise of bath, fitted shower cubicle, WC and wash basin, inset spotlights and UPVC window to the rear elevation.

### OUTSIDE

There is a front forecourt garden with paved access leading to the main entrance door, block paved driveway providing off road parking for vehicles and Project EV car charging point. There is gated access leading to the good sized rear and side lawned gardens with a patio area, paved walkway, outside lighting and power points.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**WEBSITE**

Our detailed website show 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](http://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, Dale & Co, Bird & Co and Gilson 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 Calum 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.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service 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.

**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. 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:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

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29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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

