



16 Fountain Street, Caistor
Market Rasen, LN7 6UL



Book a Viewing!

£320,000

This beautifully presented three Bedroom Semi Detached Double Fronted Cottage offers a rare combination of character and contemporary living. Situated in a sought after setting, the property enjoys attractive views, landscaped private gardens and off street parking. Internally, it showcases original features such as exposed woodwork and feature fireplaces, all tastefully complemented by modern updates. Internally the accommodation comprises of Living Room, Dining Area, Kitchen, Utility Room, downstairs WC and a First Floor Landing leading to three Bedrooms and Shower Room. Outside offers multiple outbuildings including a garden bar, workshop and studio space.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

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 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

6' 3" x 2' 10" (1.93m x .88m) With external door, stairs to first floor and access to both reception rooms.

LOUNGE

12' 9" x 11' 11" (3.9m x 3.65m) With engineered oak flooring, a multi-fuel log burner set into a feature fireplace, coving, UPVC double glazed sash window with wooden shutters and built-in cupboard storage.

DINING ROOM

12' 9" x 9' 2" (3.9m x 2.8m) With engineered oak flooring, Roman stone effect wall, feature fireplace, understairs storage with shelving and UPVC double glazed sash window to the front aspect with wooden shutters.

UTILITY AREA

10' 4" x 5' 10" (3.15m x 1.79m) With built-in cupboard units, work surfaces, spaces for white goods, wood effect tiled flooring and radiator.

KITCHEN

12' 11" x 9' 8" (3.95m x 2.97m) The kitchen combines classic and contemporary styling with solid beech and marble worktops, Belfast sink with mixer tap and drainer, Rangemaster double oven with gas hob and extractor, integrated dishwasher, additional features include spotlights and dimmable hanging lights, under cupboard lighting, wood effect tiled flooring, dual aspect UPVC double glazed sash windows and UPVC stable door providing garden views.

WC

2' 3" x 5' 10" (0.7m x 1.79m) With Roman stone style feature wall, tiled splashbacks, WC, sink and UPVC window to the rear aspect.

FIRST FLOOR LANDING

With radiator and a UPVC double glazed window to the rear aspect, offering a pleasant view of the nearby church and a loft hatch which provides access to an additional storage space.

BEDROOM 1

13' 1" x 15' 0" (4.01m x 4.58m) With UPVC double glazed sash window to the front, radiator and ample room for a double bed and additional furniture.

BEDROOM 2

13' 1" x 10' 4" (4m x 3.15m) With UPVC double glazed sash window to the front aspect, radiator and loft access.

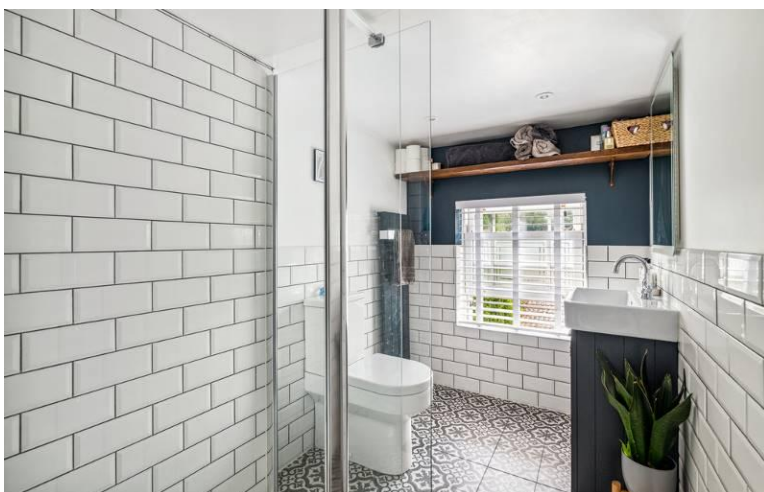
BEDROOM 3

9' 10" x 9' 1" (3m x 2.77m) With wood flooring, radiator and a UPVC double glazed sash window to the front aspect.

SHOWER ROOM

9' 10" x 5' 5" (3m x 1.67m) Modern and stylish, this shower room features a three piece suite with a large shower tray, sleek basin and WC, wall mounted LED mirror, tiled flooring and walls and towel radiator.





OUTSIDE

The property boasts an impressively landscaped garden arranged across multiple levels, offering both functional spaces and areas to relax and entertain. At its heart is a garden bar, fitted with Yorkstone tiled flooring, electric supply and a front aspect window - ideal for summer gatherings or quiet evenings outdoors.

Adjacent to this is a workshop area, also benefiting from electric supply and natural light via surrounding windows, offering excellent potential for hobbies, storage or creative use. The studio space has tiled flooring and power. In addition, there is a potting shed with tiled flooring and electrics supports any gardening needs.

The external space is thoughtfully finished with Indian stone patios, brick pathways and a variety of established planting, mature shrubs and well-maintained lawn areas. The multi-tiered layout offers a sense of privacy and charm, while a pond feature brings additional character to the garden.

To the front of the property there is a private parking space which adds convenience, rounding off this generous and well-designed outdoor space.

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, Dale & Co and Gilsen 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 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.

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

Mundys Financial Services 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 thoroughly checked.

GENERAL

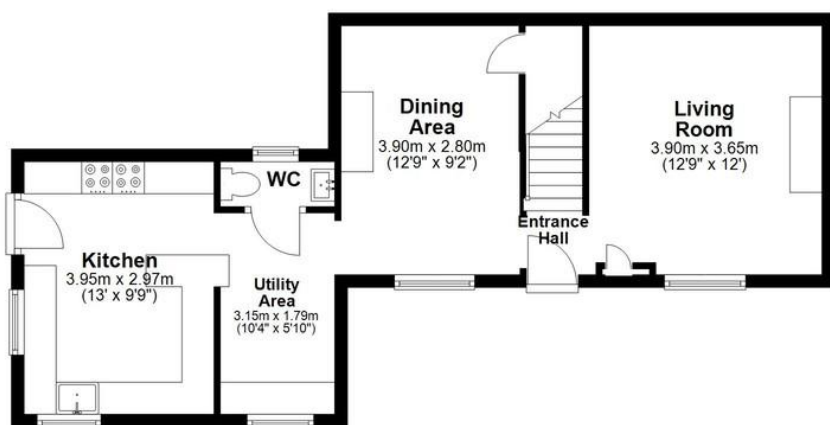
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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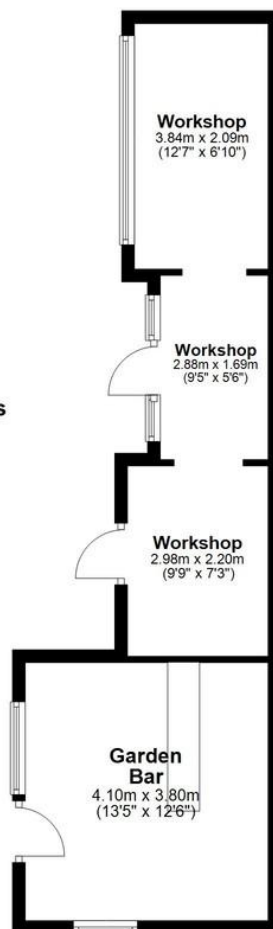
Ground Floor



First Floor



Outbuildings



Total area: approx. 135.8 sq. metres (1461.7 sq. feet)
16 Fountain Street

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
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 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.

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