



21 Caistor Road
Market Rasen, LN8 3HY



Book a Viewing!

£280,000

A Three Bedroom Semi Detached House set on a generous plot within the centre of the popular town of Market Rasen, within short walking distance to local amenities and transport links including the train station. The property is set back within its own grounds and benefits from a spacious driveway providing off-road parking, a well maintained lawned area and access to the garage and rear via the side. Internally, the property comprises a Living Room, Dining Room, Study/Snug and a recently renovated Kitchen. To the First Floor there are Three Bedrooms and a Family Bathroom. To the rear, there is a spacious lawned garden with raised beds, a garden shed and a studio/workshop. The property is being sold with No Onward Chain. Viewing is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Market Rasen 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 guest houses, 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').



ACCOMODATION

HALL

External door with frosted uPVC window to the front, wooden laminate flooring, radiator, doors leading to rooms and stairs rising to the first floor.

LIVING ROOM

11' 2" x 15' 5" (3.4m x 4.7m) With radiator, uPVC double glazed bay window to the front elevation, log burner and opening into snug/study.

SNUG/STUDY

8' 8" x 8' 11" (2.64m x 2.72m) With radiator and uPVC double glazed window to the rear elevation.



DINING ROOM

8' 8" x 12' 4" (2.64m x 3.76m) With wooden laminate flooring, radiator, uPVC double glazed French patio doors to the rear elevation and under stairs storage.

KITCHEN

13' 11" x 8' 4" (4.24m x 2.54m) With laminate flooring, fitted with a range of wall and base units with work surfaces over and splashback, integrated dishwasher, oven, microwave and induction hob with extractor fan, large Quartz double sink with drainer, double aspect uPVC double glazed windows to the side and rear elevations and uPVC double glazed external door to the rear.

HALLWAY

With radiator, doors leading to rooms, uPVC double glazed window to the side elevation and access to loft.



BEDROOM 1

11' 2" x 10' 11" (3.4m x 3.33m) With radiator and uPVC double glazed window to the front elevation.

BEDROOM 2

8' 9" x 6' 7" (2.67m x 2.01m) With radiator and uPVC double glazed window to the rear elevation.

BEDROOM 3

7' 11" x 10' 8" (2.41m x 3.25m) With radiator, uPVC double glazed window to the front elevation and storage cupboard.

BATHROOM

5' 5" x 8' 10" (1.65m x 2.69m) With vinyl flooring, low level WC, radiator, wash hand basin with cupboard space, bath with overhead shower and uPVC double glazed frosted window to the rear elevation.



GARAGE

15' 6" x 8' 4" (4.72m x 2.54m) With up-and-over garage door, light and power with windows to the side elevations.

OUTSIDE

To the front of the property there is a spacious driveway providing off-road parking for multiple vehicles, access to the garage, and a well-maintained lawned area. Side access to the rear. Solar panels are installed to the front roof elevation.



To the rear there is a large patio area leading onto a well maintained lawn with raised beds and shrubs, along with a garden shed. There is also a studio/workshop with double glazed windows. Solar panels are installed to the rear roof elevation.

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 & Co, Taylor Rose, 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.

CMH, J Walter and Callum Lyman 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 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:

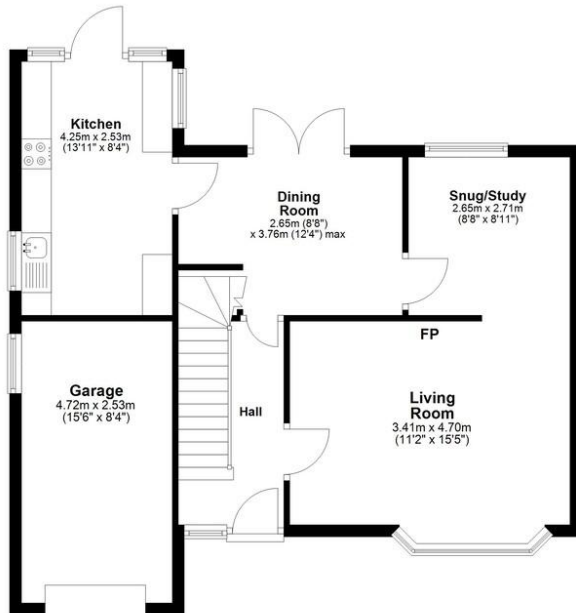
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 spot verified.

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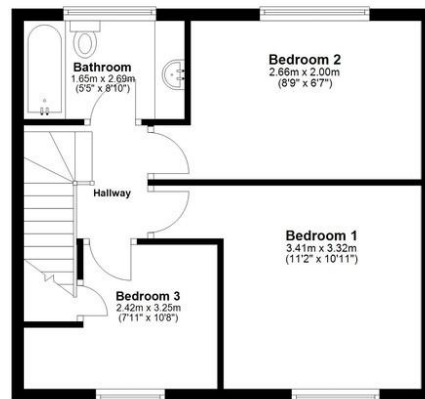
Ground Floor

Approx. 57.5 sq. metres (619.3 sq. feet)
(excluding Hall)



First Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



Total area: approx. 98.6 sq. metres (1061.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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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