



2 Marcus Walk

Caistor, LN7 6GT



Book a Viewing!

£150,000

A well presented two bedroom property offering accommodation across two floors. The property benefits from a south facing rear garden, allocated parking and views over an open flower meadow to the front. Internally, the accommodation comprises an entrance hall, living room, downstairs WC, storage cupboard, and kitchen diner. To the first floor are two bedrooms and a shower room. The rear garden offers a patio area and gated access to the allocated parking space. Viewing is recommended to appreciate the accommodation on offer.





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.

ACCOMODATION

HALL

With a composite external door to the front elevation, radiator and stairs rising to the first floor.

LIVING ROOM

12' 6" x 10' 5" (3.81m x 3.18m) With radiator and uPVC double glazed window to the front elevation.



WC

3' 3" x 6' 4" (0.99m x 1.93m) With vinyl flooring throughout, radiator, low level WC, wash hand basin and extractor fan.

STORAGE CUPBOARD

Located under the stairs.

KITCHEN/DINER 11' 3" x 13' 8" (3.43m x 4.17m) With vinyl flooring throughout, radiator, fitted with a range of wall and base units with worktops over and tiled splashbacks, integrated stainless steel sink with drainer, integrated dishwasher, integrated electric oven with gas hob and extractor fan over, integrated fridge freezer, uPVC double glazed window to the rear elevation and uPVC double glazed patio door to the rear elevation.



LANDING

BEDROOM 1

10' 5" x 11' 4" (3.18m x 3.45m) With radiator, uPVC double glazed window to the rear elevation and built-in wardrobe.

BEDROOM 2

9' 10" x 13' 8" (3m x 4.17m) With radiator, uPVC double glazed window to the front elevation and storage cupboard above the stairs.

BATHROOM

6' 9" x 6' 8" (2.06m x 2.03m) With laminate flooring throughout, radiator, low level WC, wash hand basin, walk-in shower, illuminated mirror and extractor fan.



OUTSIDE

To the front there is a well maintained gravelled garden overlooking an open flower meadow.

The the rear of the property there is a well maintained south facing garden with a paved patio area, outside water tap and gated access to the rear leading to the allocated parking space.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

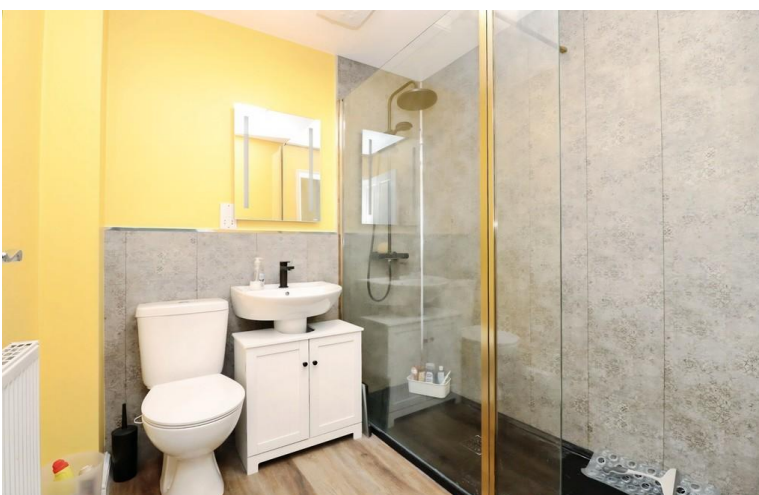
LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





WEBSITE

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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

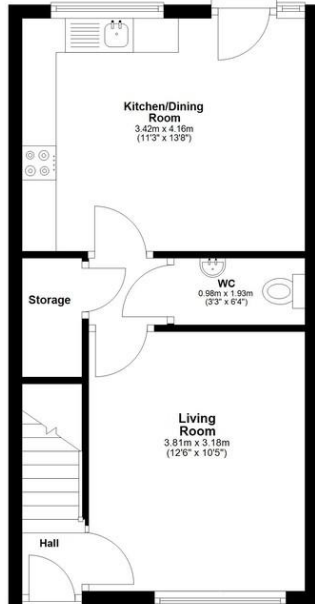
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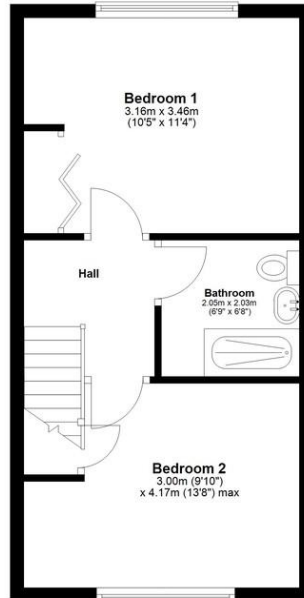
Ground Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



Total area: approx. 69.2 sq. metres (744.8 sq. feet)

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

Mundy's Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
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LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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