



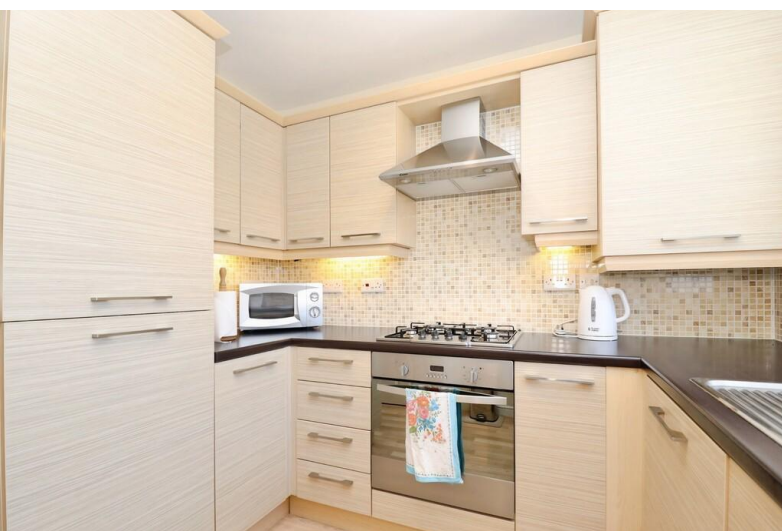
3 Roman Way Caistor, LN7 6LW



Book a Viewing!

£180,000

3 Roman Way is a two bedroom detached bungalow offering accommodation arranged over a single level. The property is situated in Caistor and comprises a hall, kitchen, living room, two bedrooms and bathroom. Outside, the property has a gravelled front garden with fencing, rear garden with slabbed patio and gravelled area, allocated parking and a single garage. No Onward Chain.





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

HALL

With radiator, composite external door to the side elevation, doors off, access to roof void and storage cupboard.



KITCHEN

8' 8" x 8' 7" (2.64m x 2.62m) With vinyl flooring, radiator, fitted with a range of wall and base units, integrated stainless steel sink with drainer, integrated dishwasher, integrated electric oven, integrated gas hob with extractor fan over, integrated fridge freezer, tiled splashbacks throughout and uPVC double glazed window to the front elevation.

LOUNGE/DINER

17' 6" x 11' 3" (5.33m x 3.43m) With radiator and uPVC double glazed window to the front elevation.

BEDROOM 1

12' 4" x 10' 11" (3.76m x 3.33m) With radiator and uPVC double glazed window to the rear elevation.

BEDROOM 2

9' 3" x 9' 1" (2.82m x 2.77m) With radiator and uPVC double glazed window to the rear elevation.

BATHROOM

6' 7" x 5' 7" (2.01m x 1.7m) With towel radiator, low-level WC, wash hand basin, panel bath with mixer taps, uPVC double glazed frosted window to the side elevation and tiled splashbacks throughout.

GARAGE

Single garage with up-and-over door and allocated parking space in front.

OUTSIDE FRONT

To the front of the property there is a gravelled garden with fencing surround. Access to the rear is available via the side.

OUTSIDE REAR

To the rear of the property there is a slabbed patio leading onto a gravelled garden. The property also benefits from an allocated parking space and single garage. Access to the garage and parking is available from the rear garden.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

Annual Service Charge Amount - £145.00

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

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](#)

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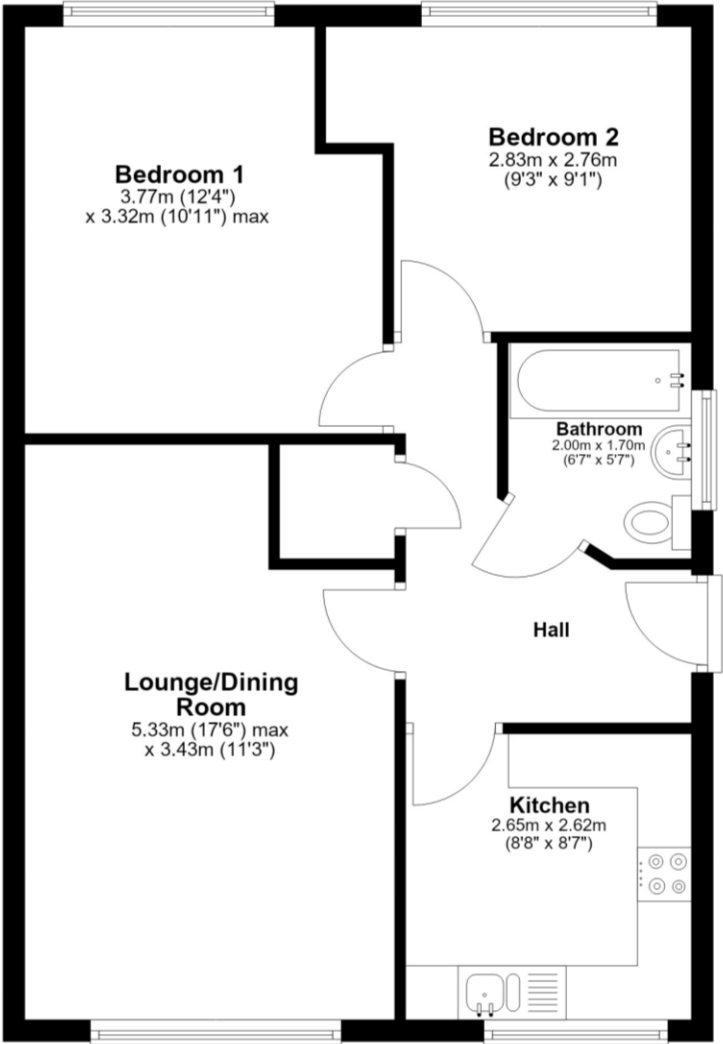
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

- 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.

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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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Total area: approx. 56.8 sq. metres (611.1 sq. feet)

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

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