



**Mallard Drive
Caistor
Caistor
LN7 6SA**

**Offers in the Region Of
£160,000**

Welcome to Mallard Drive a recently fully refurbished two bed semi detached house, found in the popular market town of Caistor, which is coming to the market with NO FORWARD CHAIN. Ideally suited to a first time buyer, this property has a whole host of local facilities on its doorstep, along with superb schools nearby for children of all ages and is only a short drive from Brigg, Immingham and the A180. Heading into the property through the porch will reveal the bright and welcoming lounge, modern kitchen, lobby and dining room. To the first floor there are two good size bedrooms and a modern three piece bathroom suite. Outside there are generous size gardens to the front and rear with ample off road parking and single garage.



Lounge

12' 7" x 19' 6" (3.83m x 5.94m)

a spacious and welcoming living room boasting modern light grey laminate flooring with neutral decor to compliment, radiator, bay window and uPVC window by the stairs.

Kitchen

8' 3" x 12' 7" (2.51m x 3.83m)

This modern kitchen benefits from base and wall mounted units, integral oven with hob and extractor above, sink with drainer, neutral decor, radiator and uPVC window to the side elevation. There is also plumbing for a washing machine and slimline dishwasher.

Dining Room

9' 4" x 11' 11" (2.84m x 3.63m)

Extended to the rear, the dining room benefits from light grey laminate flooring, radiator, neutral decor and French doors which open out to the rear garden.

Bedroom 1

11' 7" x 12' 7" (3.53m x 3.83m)

Bedroom one briefly comprises of laminate flooring, radiator, neutral decor and uPVC window to the front elevation.

Bedroom 2

8' 3" x 12' 7" (2.51m x 3.83m)

Bedroom two briefly comprises of laminate flooring, neutral decor, radiator and uPVC window to the rear elevation.

Bathroom

5' 3" x 9' 7" (1.60m x 2.92m)

This modern bathroom suite benefits from a bath with shower above, WC, vanity basin, tiled flooring, radiator and opaque uPVC window to the side elevation.

Externally

Outside there are generous size gardens to the front and rear with ample off road parking and single garage.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

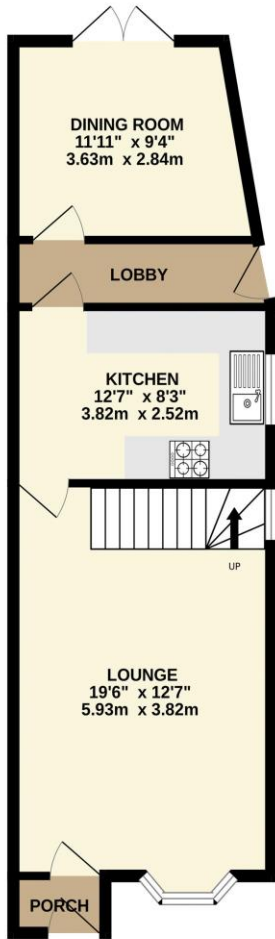
Mortgage and Financial Advice

With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

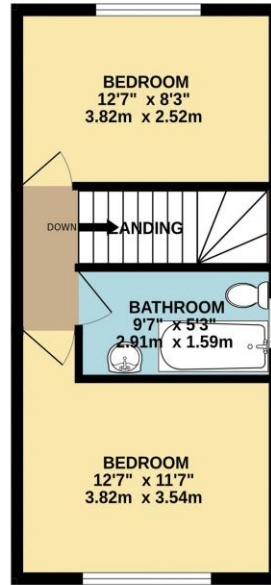
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GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

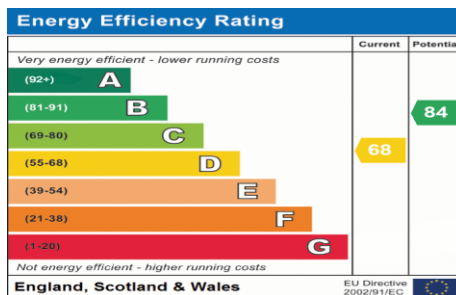


1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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