



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



12 Marris Way
Caistor
Market Rasen
LN7 6JJ

£238,500

Nestled in the picturesque and sought-after market town of Caistor, this beautifully presented four-bedroom end-terrace townhouse offers a perfect blend of space, and modern convenience. Situated within walking distance of local amenities, highly regarded schools, and the stunning Lincolnshire Wolds, this property makes an ideal home for families, professionals, or those seeking a peaceful yet well-connected lifestyle. Spread across three floors, the home boasts generous proportions throughout. The ground floor opens into a welcoming entrance hall leading to a spacious open plan kitchen-diner-living area with ample storage and workspace, and access to a private rear garden—perfect for entertaining or relaxing. Upstairs, the first and second floors accommodate four well-appointed bedrooms, lounge with juliet balcony, en-suite, alongside a stylish family bathroom. As an end-terrace, the home benefits from added privacy and a larger-than-average plot, with off-road parking and a garage offering further practicality. Located within Caistor's conservation area, the home enjoys a setting rich in heritage, surrounded by Georgian architecture, cobbled streets, and countryside views.

Address
Email
Website

: 21 Kennedy Way, Immingham, DN40 2AB
: immingham@croftsestateagents.co.uk
: www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3pm
Closed



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Sunday Closed



Cloakroom

3' 3" x 5' 6" (0.99m x 1.68m)

This room briefly comprises of neutral decor including modern feature tiling to two walls and the windowsill, vinyl flooring, spotlight lighting, radiator, W.C, basin with mixer tap and uPVC double-glazed window to the front elevation.

Kitchen/diner/family room

16' 3" x 19' 2" (4.95m x 5.84m)

Ideal for a growing family and entertaining, this spacious and versatile room benefits from neutral decor, modern, vinyl flooring, radiators, uPVC double-glazed windows and double doors to the rear elevation providing access to the garden. The well appointed kitchen includes base and wall units, 1.5 basin with mixer-tap, four-ring gas hob with splashback, integrated dishwasher, washing machine, fridge/freezer, oven and microwave oven and extractor fan.

Master bedroom

10' 5" x 16' 2" (3.17m x 4.92m)

The master bedroom benefits from neutral decor, carpeted flooring, built-in wardrobes, radiator and uPVC double-glazed window to the front elevation.

Ensuite

5' 11" x 6' 1" (1.80m x 1.85m)

This room comprises briefly of neutral decor, laminate flooring, feature tiling to two walls, heated towel rail, extractor fan, three-piece bathroom suite including W.C., shower with rainwater showerhead and hand basin with mixer-tap.

Lounge

12' 3" x 16' 3" (3.73m x 4.95m)

The lounge benefits from modern decor with wallpapered feature wall, carpeted flooring, radiators, uPVC double-glazed window and Juliette balcony doors to the rear elevation.

Bedroom 2

9' 3" x 16' 3" (2.82m x 4.95m)

This room briefly comprises of built-in wardrobes, carpeted flooring, radiator and uPVC double-glazed windows to the front elevation.

Bedroom 3

8' 4" x 13' 7" (2.54m x 4.14m)

This room benefits from neutral decor with wallpapered feature wall, carpeted flooring, radiator and uPVC double-glazed windows to the rear elevation.

Bedroom 4

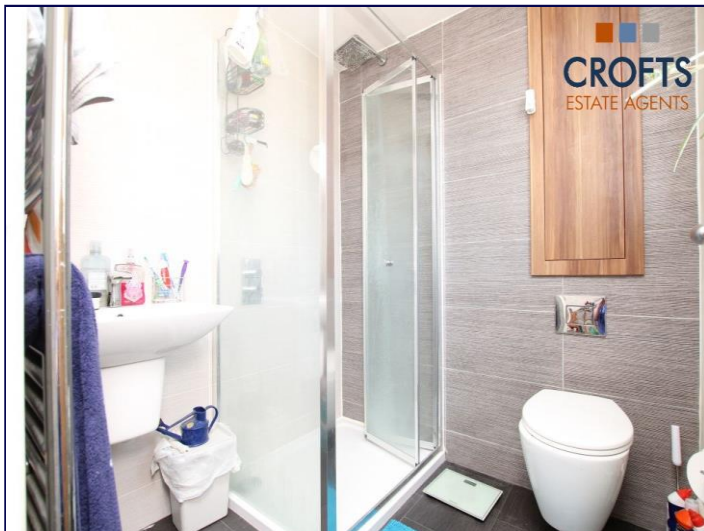
7' 11" x 9' 3" (2.41m x 2.82m)

This room briefly comprises of neutral decor, carpeted flooring, radiator and uPVC double-glazed window to the rear elevation.

Bathroom

5' 6" x 8' 4" (1.68m x 2.54m)

This room benefits from neutral decor, vinyl flooring, feature tiling to the bathroom suite walls, heated towel rail, extractor fan, ceiling spotlighting and three-piece bathroom suite including W.C., bath with rainwater showerhead and hand basin with mixer-tap.

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9am to 3pm
Closed

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 and all viewings are strictly by appointment only please.

Council Tax Information

Band C: 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.

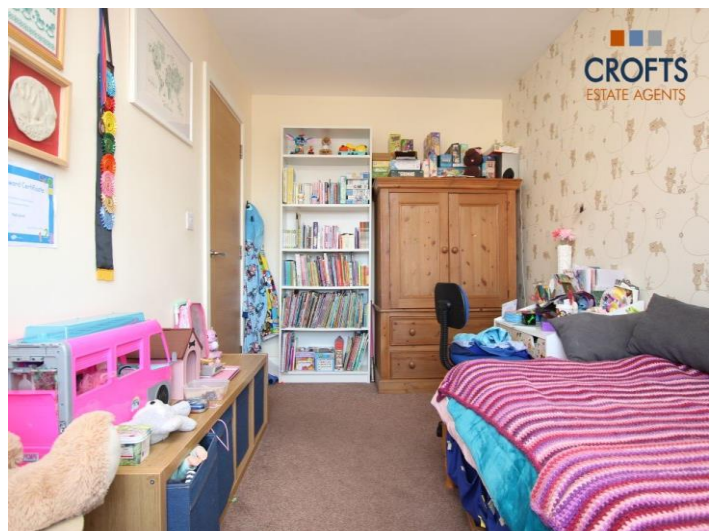
Property Management

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

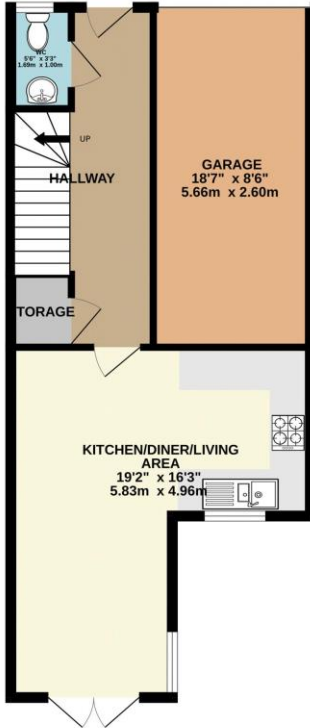
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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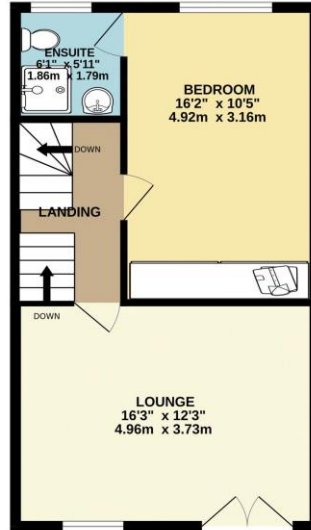




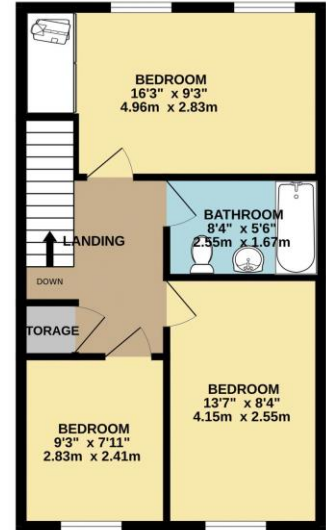
GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.

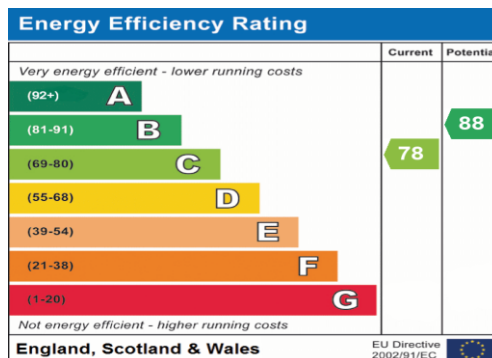


2ND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1461 sq.ft. (135.8 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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