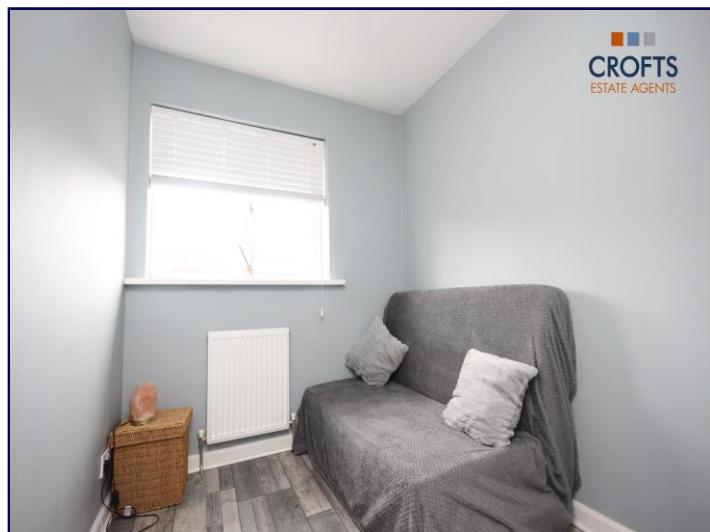
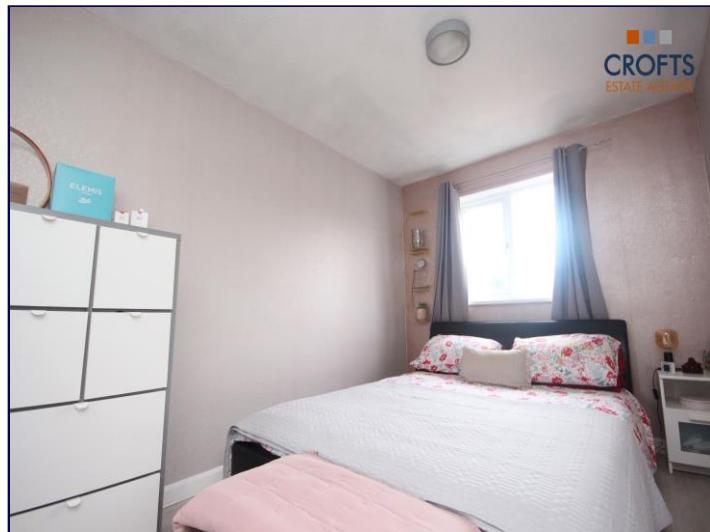




21 Mallard Drive
Caistor
LN7 6SA

Offers in the Region Of £157,000



Lounge

15' 3" x 15' 7" (4.64m x 4.75m)

Benefitting from laminate flooring, modern decor, radiator and uPVC window to the front elevation.

Kitchen/Diner

11' 2" x 15' 7" (3.40m x 4.75m)

Located at the rear of the property is this modern kitchen-diner, boasting base and wall mounted units, integral fridge freezer, sink with drainer, integral oven with hob and extractor above and uPVC window and door to the rear elevation.

Bedroom 1

8' 8" x 14' 7" (2.64m x 4.44m)

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

Bedroom 2

8' 8" x 12' 2" (2.64m x 3.71m)

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

Bedroom 3

6' 7" x 9' 0" (2.01m x 2.74m)

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

Bathroom

6' 7" x 8' 2" (2.01m x 2.49m)

Benefitting from a bath, WC, basin, radiator and uPVC window to the rear elevation.

Externally

Offering a low maintenance rear garden made up of stones and a patio area and space for a shed in the corner to the rear.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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

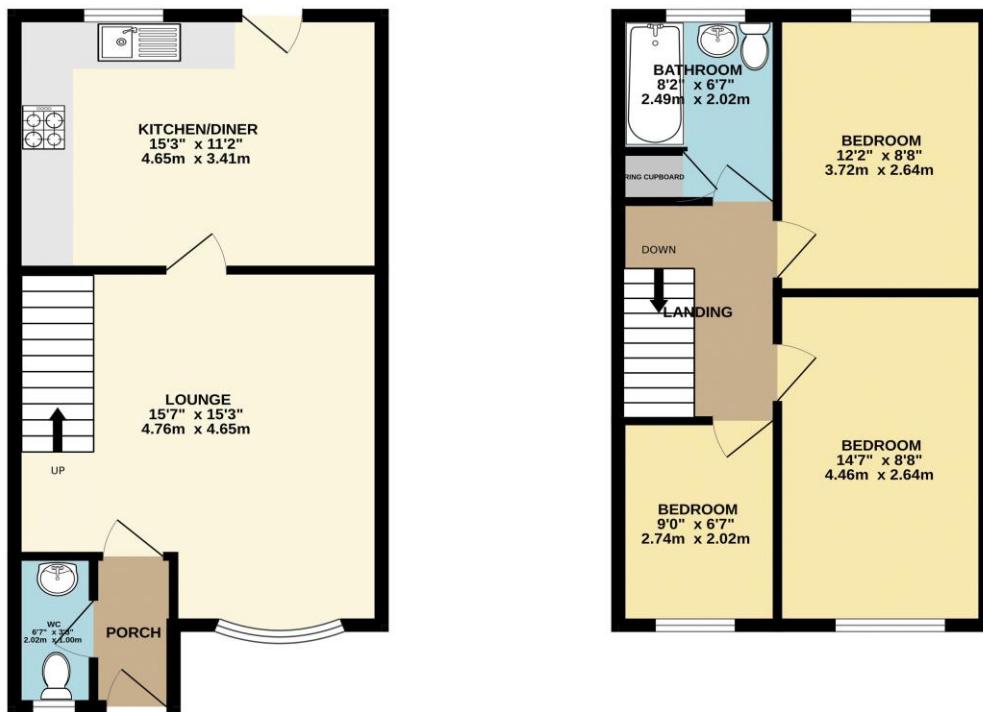
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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 misdescription. The plan is for illustrative purposes only and is not to scale. It is not intended to form part of any legal documentation. 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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