



12 Mallard Drive, Caistor
£141,500

BROWN & CO

12 Mallard Drive, Caistor LN7 6SA

DESCRIPTION

Recently fully redecorated and carpeted with new central heating boiler fitted in December 2024. Offered to the market with no forward chain this property is ready to be moved into! It benefits from two bedrooms, family bathroom, good sized Lounge and modern Kitchen. Enclosed rear garden and detached single garage with up and over door.

LOCATION

Caistor is a town and civil parish in the West Lindsey district of Lincolnshire, it is situated on the north west of the Lincolnshire Wolds. Caistor has numerous shops and cafes to offer along with the renowned Caistor Grammar School.

ACCOMMODATION

ENTRANCE

Entrance porch gives access via open archway to the Lounge

LOUNGE

White uPVC bay window overlooking the front with central heating radiator. Stairs give access to the first floor and internal door gives access to the Kitchen.



KITCHEN

Base and wall units in a contemporary white finish with contrasting worktops. Electric hob, oven and sink inset. White uPVC door gives access to the enclosed rear garden with additional white uPVC double glazed window. Central heating radiator.



FIRST FLOOR

BEDROOM ONE

Base Double bedroom with white uPVC double glazed window, central heating radiator and built in storage cupboard.



BEDROOM TWO

Single bedroom with white uPVC double glazed window and central heating radiator.



FAMILY BATHROOM

Modern three piece white suite comprising W.C, basin and bath with shower over. Built in storage cupboard. White uPVC obscure double glazed window and central heating radiator



REAR GARDEN

rear garden is fully enclosed and benefits from lawned area with pathway giving access to the rear gate. The garage can be accessed to the right-hand side at the rear of the property.



GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by East Riding of Yorkshire Council that this property is in Band A.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm

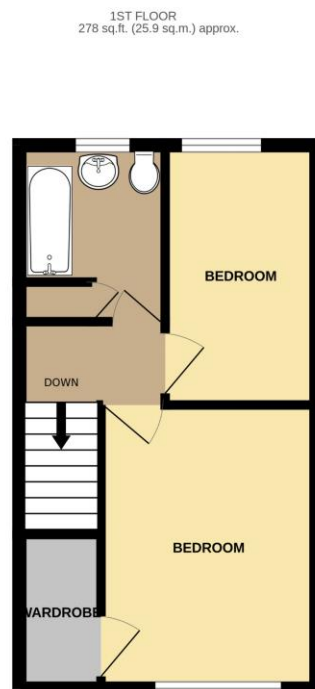
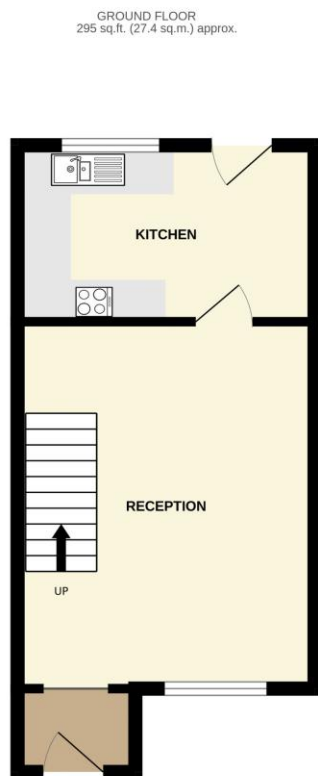
Viewing: Please contact the Humber office on 01482 421234.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Humber - 01482 421234 .

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in February 2025.



TOTAL FLOOR AREA : 573 sq.ft. (53.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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