



16 Cromwell View

Caistor, Market Rasen, LN7 6UH

£325,000

Offered for sale with No Onward Chain, we are delighted to offer this substantial detached family home situated on a larger than average plot and accessed via a long private driveway leading in turn to the Detached Garage and Workshop. Enjoying an enviable, elevated position with superb views and within ease of access to all amenities and popular schooling, 'Castle Cottage' briefly comprises of Conservatory, Inner Hallway, Lounge, Dining Room, Kitchen, Breakfast Room, Landing, Family Bathroom, two Double Bedrooms and third Single Bedroom. Externally, the property offers well appointed wraparound gardens, a raised paved terraced seating and patio area and a large Detached Garage with Workshop Area. Offering endless potential, an early viewing is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – D

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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 and excellent schooling (Caistor Grammar School - Ofsted Graded 'Excellent' and Caistor Church of England Methodist Primary School - Ofsted Graded 'Good'). Caistor Grammar School a short walk from the property and has been named by The Times as secondary school of the year (East Midlands). There is also a sports fields, Gym, Swimming Pool and various sorts/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

ENTRANCE / CONSERVATORY

11' 8" x 3' 6" (3.58m x 1.09m) Double glazed door opening into the conservatory/entrance porch. With double glazed conservatory set to dwarf brick walls, panelled ceiling and double glazed door with glazed side panel leading into the inner hall.

INNER HALLWAY

Having two radiators, double glazed window to the side elevation, ceiling light point, staircase leading to the first floor and doors to all principle ground floor rooms.



LOUNGE

17' 10" x 12' 0" (5.44m x 3.66m) , enjoying triple aspect views provided by four double glazed windows to the side, front and rear elevations, radiator, wall light points, two ceiling light points and feature fireplace with inset gas fire.

DINING ROOM

12' 8" x 12' 1" (3.87m x 3.69m) , having a double glazed window to the front elevation, radiator, ceiling light point, large walk-in storage cupboard and a feature fireplace with inset gas fire.



BREAKFAST ROOM

11' 11" x 6' 4" (3.65m x 1.94m) , having double glazed window to the side elevation, radiator, ceiling light point, a range of fitted oak effect units to base level, panel walls and a wall mounted gas fired combi boiler.

KITCHEN

14' 6" x 7' 4" (4.43m x 2.25m) , having dual aspect views provided by double glazed windows to the rear and side elevations, modern fitted kitchen having white units to base level with a sparkle granite effect work surface above, inset stainless steel sink unit, further complementary units to eye level, striplighting, spaces for a washing machine, tumble dryer, fridge freezer and a gas cooker with extractor hood above.



FIRST FLOOR LANDING

With loft access hatch, ceiling light point and doors to all principle first floor rooms.

BEDROOM ONE

12' 7" x 11' 11" (3.84m x 3.64m) , having a double glazed window to the side elevation, radiator and ceiling light point.



BEDROOM TWO

11' 7" x 11' 5" (3.55m x 3.48m) , having a double glazed window to the front elevation, radiators, a range of built-in cupboards and wardrobes and ceiling light point.

BEDROOM THREE

10' 3" x 6' 5" (3.13m x 1.97m) , having a double glazed window to the front elevation, radiator, ceiling light point and a range of fitted built-in cupboards, wardrobes and a dressing area with vanity mirror.

FAMILY BATHROOM

11' 9" x 6' 5" (3.60m x 1.97m) , having a frosted double glazed window to the rear elevation, ceiling light point, radiator, tiled splashbacks and suite to comprise of WC, wash hand basin and bath with side glazed splashscreen and electric shower above.

OUTSIDE

The property is set in a large than average elevated grounds with a long driveway leading to the reception parking area, Garage and Workshop. Wraparound grounds with a raised terraced patio areas, predominantly set to lawn with raised beds and well-stocked borders. There are spaces for garden sheds and greenhouses.

GARAGE

15' 11" x 9' 8" (4.86m x 2.95m) , having electric roller door, internal workshop area, power and lighting.



WEBSITE

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REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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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.

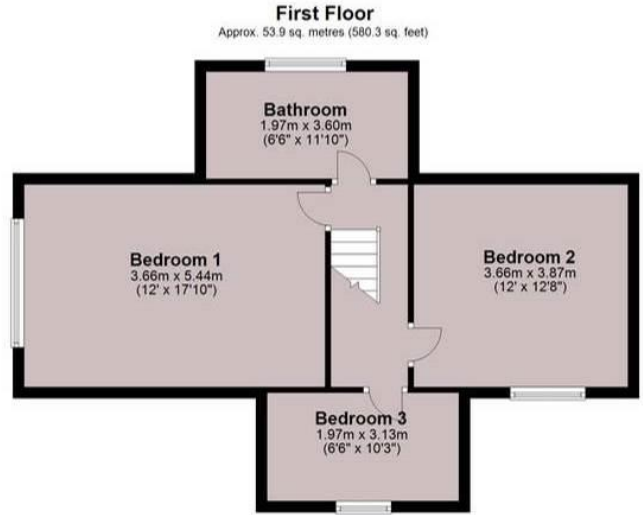
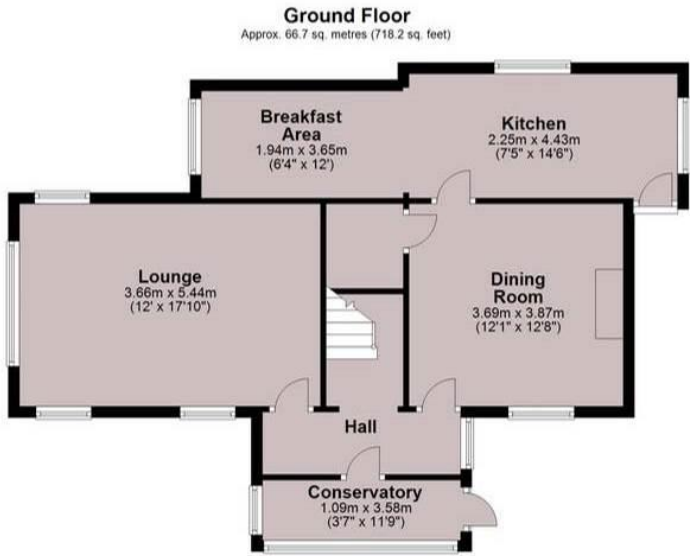
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Total area: approx. 120.6 sq. metres (1298.5 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

16 Cromwell View, Caistor

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Market Rasen
LN8 3RH**

**www.mundys.net
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.