



**6 Mill Grange, Caistor,
Market Rasen, LN7 6JG**

OFFER OVERS £500,000

****BRAND NEW HOME- READY NOW**** Set within a rarely found, enviable and elevated position, we are delighted to offer for sale this high-quality executive home that has been thoughtfully designed and constructed by renowned local builders. The well-planned and beautifully finished living accommodation briefly comprises Reception Hallway, Open Plan Living/Dining/Kitchen with double fronted feature fireplace with inset log burner and bi-fold doors to the Gardens, separate Sitting Room, Utility Room, Ground Floor WC, First Floor Landing with Study Area, Master Bedroom with En-Suite and Dressing Area, Bedroom Two with En-Suite, three further Bedrooms and Family Bathroom. The property also has a vast loft space offering potential to be converted into additional living accommodation (subject to necessary consent). Externally, the property enjoys wraparound gardens which will be set to lawn, block paving (where applicable) and will also have a generous wall



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SERVICES

Mains electricity and water. Drainage to Septic Tank.
Gas central heating.

EPC RATING – TBC.

COUNCIL TAX BAND – TBC.

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 to the Northern border of the Lincolnshire Wolds. It enjoys a wonderful variety of traditional amenities such as independent retail outlets, Doctors and excellent schooling (Caistor Grammar School - Ofsted Graded 'Excellent' and Caistor Church of England Methodist Primary School - Ofsted Graded 'Good'). There is also a Sports Field, Gym and various Sports/Social Clubs. The town is situated just off the A46, giving easy access to larger road networks leading onto Grimsby, Lincoln, Scunthorpe, Barnetby Train Station and Humberside Airport.

NOTE: There is a scenic pedestrian pathway purely for the residents of Mill Grange which leads to Whitegate Hill and providing a picturesque short walk into the market town of Caistor



DIRECTIONS

Leaving North from Market Rasen via the A46, continue straight for approximately eight miles until reaching Caistor and proceed along the bypass turning right at the crossroads onto Horncastle Road. Mill Grange can be found further along the road on the right hand side and Plot 6 is the first property to the right.

ACCOMMODATION

RECEPTION HALL

With a composite oak-effect entrance door opening into the Reception Hallway that will be finished with recessed downlighting, LVT flooring, underfloor heating, oak doors to all principal rooms, courtesy door to the Integral Garage, electrical consumer units, staircase rising to the First Floor with understairs storage closet and a double cupboard housing the plant workings for the underfloor heating system.

WC

7' 6" x 4' 9" (2.30m x 1.47m), having frosted uPVC window to the side elevation, recessed downlighting, extractor, vanity wash hand basin with patterned tiled upstands, WC and will be finished with LVT flooring.

SITTING ROOM

14' 8" x 14' 0" (4.48m x 4.27m), having uPVC window to the side elevation, ceiling light point, underfloor heating, wall-mounted TV point and will be finished with neutral carpeting.

UTILITY ROOM

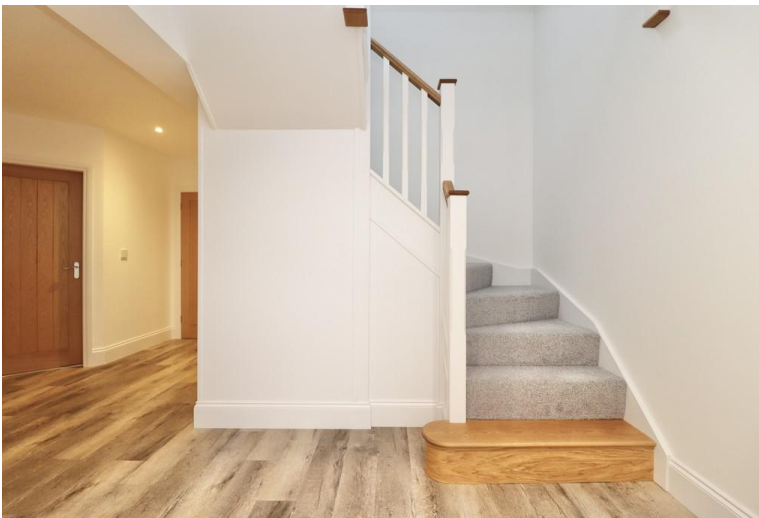
11' 6" x 7' 0" (3.52m x 2.14m), having uPVC window to the side elevation, recessed downlighting, underfloor heating, extractor and will be finished with fitted units to base level with marble effect contrasting work surfaces above, inset sink unit with mixer tap over and spaces for washing machine and tumble dryer. There will also be a fitted full-length storage airing cupboard with shelving, hot water cylinder and gas-fired central heating boiler and further complimenting fitted full-length units concealing the integral fridge and freezer.

OPEN PLAN LIVING/KITCHEN/DINER

A fantastic partially open plan living space partitioned by the focal double-fronted Inglenook feature fireplace.

DINING KITCHEN AREA

15' 1" x 19' 7" (4.62m x 5.98m), a superb entertaining space with uPVC windows to each of the side elevations and full length bi-folding doors to the front elevation, recessed downlighting, large focal Inglenook fireplace and inset that will have a double fronted log burner. The Kitchen itself is due to be installed by mid-June and will briefly comprise of a large central island, low level feature lighting, ceiling points, Quartz worksurfaces, complementing units to base and eye level and inset sink unit with mixer tap. There will be a comprehensive range of fitted integral appliances including full length fridge, dishwasher, double oven, grill, microwave, induction hob with extractor above and will be finished with LVT flooring.





LOUNGE AREA

13' 10" x 19' 8" (4.23m x 6m), having dual aspect views provided by uPVC windows to each of the side elevations, recessed downlighting, two TV points, large focal Inglenook fireplace and inset that will have a double fronted log burner and will be finished with luxury vinyl tiles.

FIRST FLOOR LANDING

Large Galleried Landing with Velux style windows and space for a Study/Reading area, recessed downlighting, oak door to Bedroom Three, opening to the Inner Landing, and will be finished with neutral carpeting.

BEDROOM THREE/OFFICE

13' 0" x 14' 9" (3.98m x 4.51m), having uPVC window to the side elevation, two ceiling light points, radiator, TV point and will be finished with neutral carpeting.



INNER LANDING

Having uPVC window to the side elevation, ceiling light point, radiator, oak doors to the further First Floor Rooms, access to the ceiling loft hatch with fitted fold down ladder leading to the extensive Loft Space and will be finished with neutral carpeting.

BEDROOM FOUR

14' 5" x 9' 8" (4.40m x 2.95 m), having uPVC windows to the rear and side elevations, ceiling light point, radiator, built-in wardrobes, TV point and will be finished with neutral carpeting.



BEDROOM FIVE

14' 1" x 9' 8" (4.31m x 2.97 m), having uPVC window to the rear elevation, ceiling light point, radiator, built-in wardrobes and will be finished with neutral carpeting.

FAMILY BATHROOM

12' 8" x 8' 2" (3.88m x 2.50 m) (max), having frosted uPVC window to the side elevation, recessed downlighting, towel radiator, vanity wash hand basin with patterned tiled upstands, WC, large freestanding oval bath with ornate high rise mixer tap over, shower cubicle with sliding entrance door, aqua panelling, direct feed double head shower and will be finished with non-slip vinyl cushioned flooring.

BEDROOM TWO

15' 1" x 9' 7" (4.61m x 2.93 m) (max), having uPVC window to the side elevation, ceiling light point, radiator, built-in wardrobes, TV point and will be finished with neutral carpeting. Door to:



ENSUITE

6' 5" x 5' 1" (1.98m x 1.57 m), having vanity wash hand basin with tiled upstand, WC, corner curved shower cubicle with sliding doors, aqua-panelling, double head direct feed shower, extractor and recessed downlighting. To be finished with non-slip vinyl flooring.



MASTER BEDROOM

15' 3" x 20' 0" (4.65m x 6.11m), having uPVC full length feature window to the front elevation with far-reaching rural views across Caistor and The Wolds, a further UPVC window to the side elevation, two ceiling light points, recessed dressing/vanity area, TV point and will be finished with neutral carpeting. Door to:

EN-SUITE

7' 9" x 3' 11" (2.38m x 1.20m), having vanity wash hand basin with tiled upstand, WC, shower cubicle with sliding doors, aqua-panelling, double head direct feed shower, extractor, recessed downlighting and will be finished with non-slip vinyl flooring.

LOFT ROOM

50' 10" x 13' 3" (15.5m x 4.06m), offering potential for future conversion if desired. This vast loft space offers an excellent opportunity for an additional Hobby Room/Bedroom (subject to necessary consent), with drop down timber ladder, boarded walkway and velux windows.

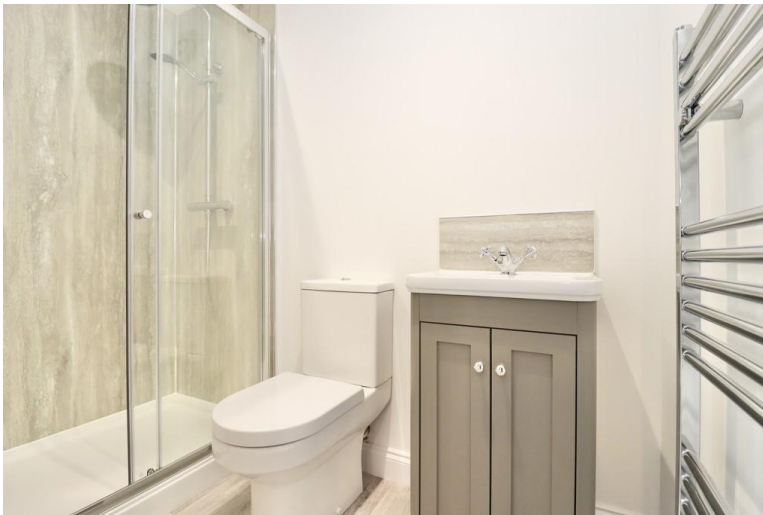


INTEGRAL GARAGE

14' 3" x 18' 4" (4.36m x 5.60m), having electric roller door, rear composite courtesy door, internal courtesy door into the Reception Hallway, power and lighting.

OUTSIDE

The property has a generous wraparound plot that will be finished with a walled and gated entranceway leading onto a block paved driveway. The block paving continues around the side and rear of the Garage and will provide an enclosed Working Garden Area proposed for wheelie bin storage/space for Garden Shed/Log Store and with a useful rear composite door leading to the Integral Garage. The garden wraparound will be pebble finished for easy maintenance with fenced and hedging boundaries. The Front Garden will have a paved patio area accessible from the bi-fold doors with external feature lighting points and the lawn areas will be seeded.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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.

GENERAL

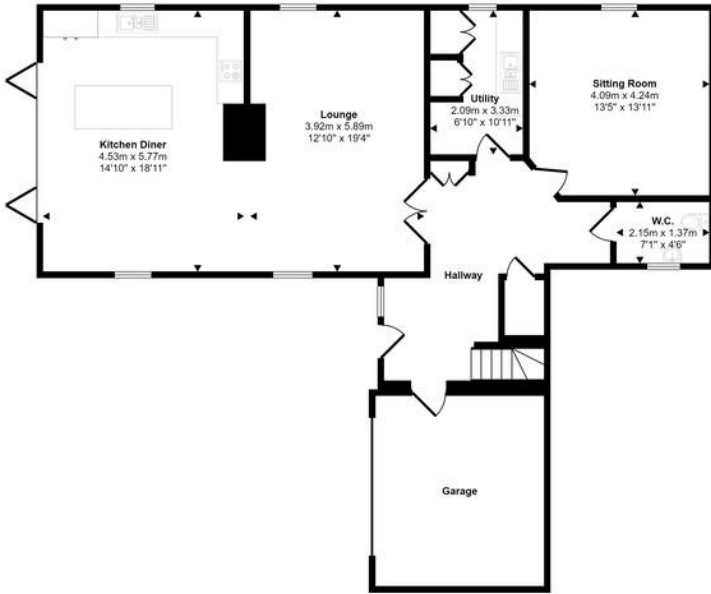
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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Approx Gross Internal Area
231 sq m / 2481 sq ft



Ground Floor
Approx 114 sq m / 1227 sq ft

First Floor
Approx 116 sq m / 1254 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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