



## 85 North Kelsey Road

Caistor, Market Rasen, LN7 6QB

**£240,000**

A three bedroom detached bungalow situated in this popular non-estate location, within the historic Market Town of Caistor. The property sits on a generous plot and is set back from the road with a good-sized frontage and a generous-sized rear garden that looks over open views and has steps down to the attractive beck. Internally the property has living accommodation briefly comprising of Porch, Hallway, Kitchen, Utility Room, good-sized Lounge/Diner, Bedrooms One with En-Suite, two further Bedrooms and a Bathroom. The property further benefits from No Onward Chain and viewing is highly recommended.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D**

**COUNCIL TAX BAND – C**

**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, excellent schooling (Caistor Grammar School - Ofsted Graded 'Excellent', Caistor Yarborough Academy - Ofsted Graded 'Requires Improvement' and Caistor Church of England Methodist Primary School - Ofsted Graded 'Good'), sports fields, gym, swimming pool and various sports/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

### PORCH

With UPVC double glazed door and window.

### HALL

With access to roof void, radiator, storage cupboard and airing cupboard housing the hot water cylinder.

### KITCHEN

10' 4" x 9' 10" (3.15m x 3m), with UPVC double glazed window, vinyl flooring, fitted with a range of wall and base units with drawers and work surfaces over, porcelain sink and drainer with mixer tap over, integral oven, four ring ceramic hob with extractor fan over, tiled walls and radiator.



### UTILITY ROOM

8' 11" x 5' 1" (2.72m x 1.55m), with UPVC double glazed window and door, vinyl flooring, gas-fired central heating boiler, access to the Garage and plumbing/space for washing machine.

### DINING AREA

8' 6" x 6' 11" (2.59m x 2.11m), with UPVC double glazed window.

### LOUNGE

19' 8" x 11' 3" (5.99m x 3.43m), with UPVC double glazed window, radiator and fireplace with surround.

### BEDROOM 1

11' 8" x 11' 6" (3.56m x 3.51m), with UPVC double glazed window, radiator and built-in wardrobe.



### EN-SUITE

7' 8" x 3' 7" (2.34m x 1.09m), with UPVC double glazed window, tiled walls, low level WC, wash hand basin, shower cubicle and radiator.

### BEDROOM 2

10' 11" x 10' 3" (3.33m x 3.12m), with UPVC double glazed window, radiator and built-in wardrobe.

### BEDROOM 3

11' 11" x 7' 4" (3.63m x 2.24m), with UPVC double glazed window and radiator.

### BATHROOM

7' 8" x 5' 0" (2.34m x 1.52m), with UPVC double glazed window, low level WC, wash hand basin, bath and radiator.

### OUTSIDE

There is a lanwed garden with a flowerbed and a driveway providing off-street parking and giving access to the garage. Side access leads to the rear of the property where there is a generous-sized lanwed garden with a patio seating area, flowerbeds with a range of shrubs and trees, greenhouse, gardening shed and steps leading down to the beck.

### GARAGE

16' 8" x 8' 10" (5.09m x 2.71m), with up and over door, timber window, 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, Dale & Co and Gilson Gray 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 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

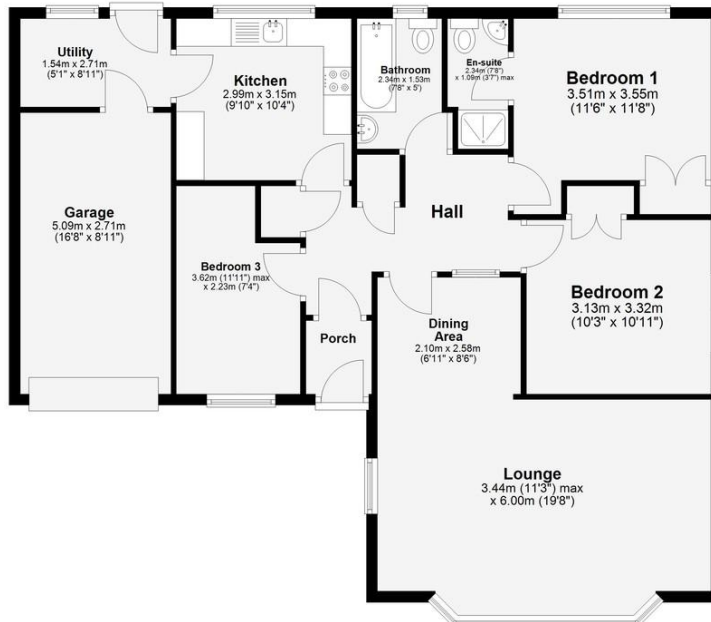
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### Ground Floor

Approx. 105.8 sq. metres (1139.1 sq. feet)



Total area: approx. 105.8 sq. metres (1139.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

29 – 30 Silver Street  
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