



**4 Tiberius Walk, Caistor,
Market Rasen, LN7 6GY**

£290,000

A well-presented and extended modern detached family home. The property sits in a pleasant position with an open green area to the front and is set back from the road. The property is a former show home and offers living accommodation briefly comprising of Hallway, Lounge, Downstairs WC, Kitchen Diner, Utility Room, Porch, Dining Room, Garden Room with insulated roof and a First Floor Landing leading to four Bedrooms, Main Bedroom with fitted wardrobes and En-Suite Shower Room, Second Bedroom with a range of built-in wardrobes and fold-down bed and Shower Room. Outside there are well-maintained landscaped gardens to the rear, a driveway for two vehicles and access to a double garage which was formerly the office for the show home and has been converted with insulated walls, power points, electric heater and lighting, giving the potential to be utilised as a Home Office. Viewing of the property is highly recommended and is being sold with No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C

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, 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

HALL

With composite door, two UPVC double glazed windows, stairs to First Floor and understairs storage cupboard.

LOUNGE

15' 10" x 11' 0" (4.83m x 3.35m), with two UPVC double glazed windows, laminate flooring, fire surround and hearth with electric fire inset and radiator.

WC

5' 7" x 3' 8" (1.7m x 1.12m), with vinyl flooring, low level WC, wash hand basin, radiator and extractor fan.

DINING ROOM

12' 3" x 10' 2" (3.73m x 3.1m), with laminate flooring, radiator and door to the Garden Room.

GARDEN ROOM

11' 4" x 6' 2" (3.45m x 1.88m), with UPVC double glazed windows, external door, insulated roof, laminate flooring, power points and lighting.

KITCHEN/DINER

17' 2" x 11' 9" (5.23m x 3.58m), with UPVC double glazed window, fitted with a range of wall and base units with drawers and work surfaces over, tiled splashback, stainless steel sink and drainer, integral double oven with gas hob and extractor fan over, integrated fridge freezer and dishwasher and radiator.

UTILITY ROOM

5' 4" x 4' 0" (1.63m x 1.22m), with tiled flooring, base unit with work surface over, plumbing/space for washing machine and gas-fired central heating boiler.

PORCH

9' 1" x 3' 0" (2.77m x 0.91m), with two external doors.

FIRST FLOOR LANDING

With UPVC double glazed window and access to four Bedrooms and the Shower Room.

BEDROOM 1

12' 10" x 10' 8" (3.91m x 3.25m), with UPVC double glazed window, laminate flooring, built-in wardrobe and radiator.

EN-SUITE

8' 0" x 3' 11" (2.44m x 1.19m), with vinyl flooring, low level WC, wash hand basin, shower cubicle, heated towel rail and extractor fan.





BEDROOM 2

9' 6" x 6' 10" (2.9m x 2.08m), with UPVC double glazed window, laminate flooring, radiator and a range of built-in wardrobes with fold-down bed.

BEDROOM 3

10' 6" x 9' 3" (3.2m x 2.82m), with UPVC double glazed window, laminate flooring and radiator.

BEDROOM 4

12' 10" x 7' 0" (3.91m x 2.13m), with UPVC double glazed window, laminate flooring and radiator.

SHOWER ROOM

8' 9" x 5' 6" (2.67m x 1.68m), with UPVC double glazed window, laminate flooring, low level WC, wash hand basin, shower cubicle, heated towel rail and extractor fan.



OUTSIDE

To the rear of the property there is a low maintenance and well-maintained landscaped garden, mainly paved with seating areas and a range of mature shrubs and trees. There is a gate leading onto the driveway providing off-street parking for two vehicles and access to the double garage which has two electric roller doors, storage cupboard, electric heater, spotlighting, insulated walls and access to the roof space with a pull-down ladder and is boarded for storage.



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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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.

Coverings 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.

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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.

GENERAL

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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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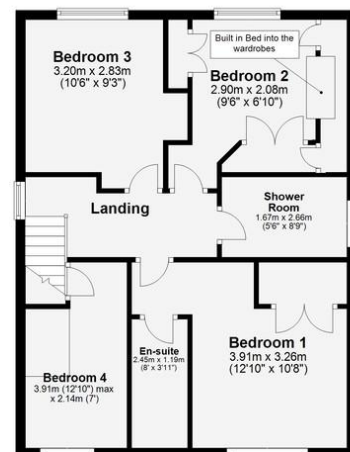
Ground Floor

Approx. 103.4 sq. metres (1112.8 sq. feet)



First Floor

Approx. 60.0 sq. metres (646.0 sq. feet)



Total area: approx. 163.4 sq. metres (1758.8 sq. feet)

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

Mundys Estate Agents
Plan produced using PlanUp.

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