



15 Windsor Drive

Caistor, Market Rasen, LN7 6PB

£205,000

A well-presented three bedroom semi-detached house situated in a quiet cul-de-sac location, within walking distance of Caistor town centre and a short walk to Caistor Grammar School. The property has been tastefully updated by the current owners and has living accommodation briefly comprising of Hallway, Downstairs WC, Lounge, Kitchen Diner, Conservatory and a First Floor Landing leading to three Bedrooms and a Bathroom. Outside there is a garden to the front, a driveway to the side providing off-street parking and access to the lawned rear garden with a hardstanding area and pergola. Viewing of the property is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E

COUNCIL TAX BAND – B

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 external door, UPVC double glazed windows, radiator and stairs to First Floor.

LOUNGE

14' 7" x 12' 8" (4.44m x 3.86m), with UPVC double glazed window, laminate flooring, radiator and fire surround and hearth with electric fire inset.

WC

With UPVC double glazed window and low level WC.

KITCHEN/DINER

19' 7" x 9' 4" (5.97m x 2.84m), with UPVC double glazed window, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, stainless steel sink and drainer, integral double oven, four ring gas hob with extractor fan over, plumbing/spaces for washing machine and dishwasher and radiator.

CONSERVATORY

11' 10" x 8' 5" (3.61m x 2.57m), with UPVC double glazed windows and double doors to the rear garden, tiled flooring and power points.

FIRST FLOOR LANDING

With access to roof void.



BEDROOM 1

14' 4" x 8' 8" (4.37m x 2.64m), with UPVC double glazed window, laminate flooring and radiator.

BEDROOM 2

11' 4" x 7' 11" (3.45m x 2.41m), with UPVC double glazed window and radiator.

BEDROOM 3

9' 10" x 7' 3" (3m x 2.21m), with UPVC double glazed window, laminate flooring and radiator.



BATHROOM

7' 11" x 7' 8" (2.41m x 2.34m), with UPVC double glazed window, tiled flooring, tiled walls, low level WC, wash hand basin, bath with electric shower over and heated towel rail.



OUTSIDE

To the front of the property there is a lawned garden with a driveway to the side providing off-street parking. A gate leads to the rear of the property which is mainly laid to lawn with a range of shrubs and a hardstanding seating area with a pergola.



WEBSITE

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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.

CWJH 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.

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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 roughly checked.

GENERAL

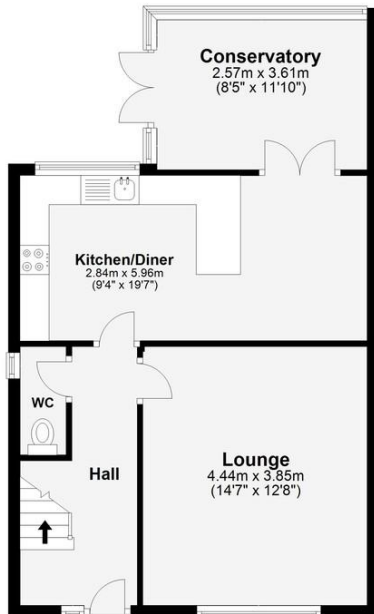
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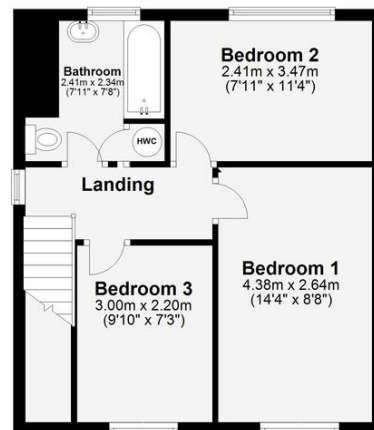
Ground Floor

Approx. 53.6 sq. metres (577.2 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 94.1 sq. metres (1012.7 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.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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