



## 83 North Kelsey Road

Caistor, Market Rasen, LN7 6QB

**£210,000**

A two bedroom detached bungalow situated in this non-estate location on the edge of the Market Town of Caistor. The property is set back from the road with a low maintenance garden to the front and a generous sized garden to the rear with steps leading down to a green area and beck. The property further benefits from a driveway providing off-street parking and also giving access to the single garage. Internally the property offers living accommodation briefly comprising of Entrance Porch, Hallway, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, two Double Bedrooms and a Bathroom. The property is being sold with No Onward Chain and viewing is 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 external door and window and leading to Hallway.

### HALL

With laminate flooring, radiator and access to roof void.

### LOUNGE

16' 4" x 11' 11" (4.98m x 3.63m), with UPVC double glazed window, fire surround and hearth with gas fire inset, radiator and wall lighting.



### DINING ROOM

9' 11" x 8' 11" (3.02m x 2.72m), with laminate flooring, radiator and sliding doors to the Conservatory.

### CONSERVATORY

9' 9" x 7' 6" (2.97m x 2.29m), with UPVC double glazed windows and door to the rear garden and power points.

### KITCHEN

9' 11" x 8' 9" (3.02m x 2.67m), with UPVC double glazed window, vinyl tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, 1½ composite sink and drainer, integral oven, four ring gas hob with extractor fan over, spotlighting and radiator.



### UTILITY ROOM

7' 0" x 6' 11" (2.13m x 2.11m), with UPVC double glazed window and door, vinyl tiled flooring, work surface with plumbing/spaces for washing machine and tumble dryer below, space for fridge freezer and spotlighting.

### BEDROOM 1

11' 10" x 10' 0" (3.61m x 3.05m), with UPVC double glazed window and radiator.

### BEDROOM 2

11' 10" x 8' 5" (3.61m x 2.57m), with UPVC double glazed window, built-in wardrobe and radiator.



### BATHROOM

9' 11" x 7' 6" (3.02m x 2.29m), with UPVC double glazed window, vinyl flooring, part-tiled walls, low level WC, wash hand basin, bath with mains shower over, heated towel rail and airing cupboard with radiator.



## OUTSIDE

To the front of the property there is a low maintenance paved garden with raised flowerbeds and a hardstanding driveway providing off-street parking and giving access to the single garage. To the rear of the property there is a paved seating area with decorative gravelled gardens, raised planters with railway sleepers, range of mature plants and shrubs, garden shed and steps leading down to a green area and the beck.

### 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](http://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.

### 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

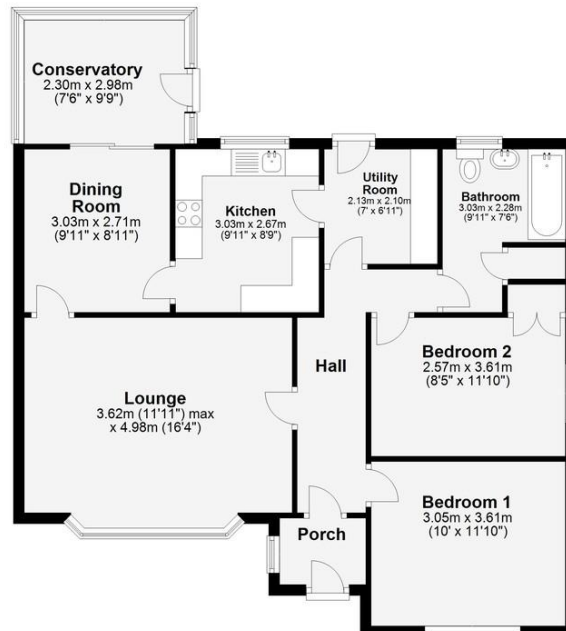
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## Ground Floor

Approx. 85.3 sq. metres (917.9 sq. feet)



Total area: approx. 85.3 sq. metres (917.9 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  
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LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

