



**27 Caistor Road**  
**Market Rasen, LN8 3HY**



Book a Viewing!

**£480,000**

An individually designed and extensive detached bungalow, situated set back from the road down a private driveway and within its own grounds with approximately 0.45 acres (STS). This superb detached property is located within a short walk of the town centre of Market Rasen and walking distance of local schooling. The property offers large living accommodation of over 225m<sup>2</sup> (2,400 sq. ft.) and offers flexible living accommodation briefly comprising of Entrance, WC, Hallway, Inner Hallway, Lounge, Sitting Room, Dining Room, Kitchen Diner, Side Entrance, Utility, three Ground Floor Bedrooms, Bedroom Two having an En-Suite Bathroom, additional Shower Room to the Ground Floor and a Study which has stairs leading to the First Floor Bedroom with a further En-Suite Shower Room. Outside the property has a driveway providing ample off-road parking which also gives access to a detached double garage. The property has generous wraparound private gardens. Viewing is essential to appreciate the accommodation on offer and the position it sits within this town centre location.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D**

**COUNCIL TAX BAND – F**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**LOCATION**

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guesthouses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').





## ACCOMMODATION

### ENTRANCE

With double external doors and radiator.

### WC

With timber window, vinyl flooring, low level WC, wash hand basin and radiator.

### HALLWAY

With two storage cupboards and opening into the Inner Hallway.

### INNER HALLWAY

Leading to three Bedrooms, Shower Room and Study.

### LOUNGE

19' 7" x 17' 3" (5.97m x 5.26m), with floor-to-ceiling timber window, fire surround and hearth with gas fire inset and radiator.

### DINING ROOM

14' 11" x 11' 5" (4.55m x 3.48m), with timber window, timber bay window and radiator.

### KITCHEN/DINER

21' 1" x 10' 10" (6.43m x 3.3m), with timber window and double doors, 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 ceramic hob with extractor fan over, integrated dishwasher and radiator.

### SITTING ROOM

14' 8" x 12' 5" (4.47m x 3.78m), with two timber windows and double doors, electric fire and radiator.

### SIDE ENTRANCE

With timber external door, tiled flooring and radiator.

### UTILITY ROOM

7' 11" x 7' 5" (2.41m x 2.26m), with timber window, tiled flooring, base unit with work surface over, tiled splashback, stainless steel sink and drainer and plumbing/spaces for washing machine and tumble dryer.

### STUDY

12' 2" x 9' 9" (3.71m x 2.97m), with timber window, radiator and stairs to First Floor.





#### BEDROOM 2

13' 3" x 12' 3" (4.04m x 3.73m), with timber bay window and radiator.

#### EN-SUITE

8' 10" x 6' 11" (2.69m x 2.11m), with timber window, vinyl flooring, low level WC, wash hand basin, shower cubicle, corner bath, part-tiled walls and radiator.

#### BEDROOM 3

12' 11" x 10' 10" (3.94m x 3.3m), with timber bay window and radiator.



#### BEDROOM 4

10' 10" x 8' 11" (3.3m x 2.72m), with timber window, built-in wardrobe and radiator.

#### BEDROOM 5

10' 10" x 8' 11" (3.3m x 2.72m), with timber window, built-in wardrobe and radiator.

#### SHOWER ROOM

7' 5" x 6' 11" (2.26m x 2.11m), with timber window, tiled flooring, part-tiled walls, low level WC, wash hand basin with vanity unit, heated towel rail, spotlighting and extractor fan.



#### FIRST FLOOR

#### BEDROOM 1

17' 3" x 11' 3" (5.26m x 3.43m), with two Velux windows, radiator and access to roof space.

#### EN-SUITE

11' 3" x 6' 9" (3.43m x 2.06m), with Velux window, vinyl flooring, part-tiled walls, low level WC, walk-in shower, wash hand basin with vanity unit, heated towel rail, spotlighting and extractor fan.

#### OUTSIDE

The property is approached via a private driveway leading to off-street parking for multiple vehicles and access to the detached double garage. The wraparound gardens are mainly laid to lawn with a wide variety of mature plants, shrubs and trees, decorative gravelled areas, decked seating area and a summer house.







**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:

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 Mundy has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

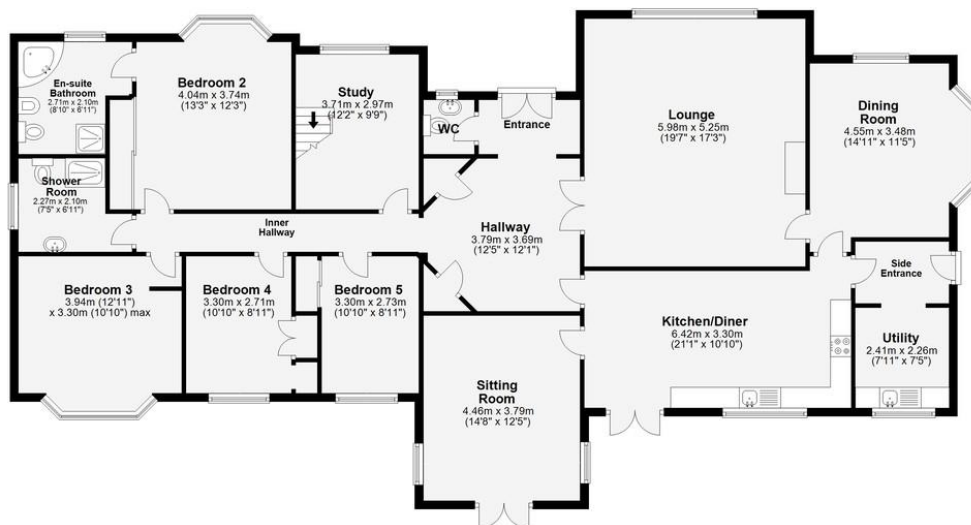
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**Ground Floor**

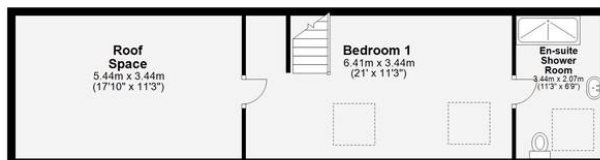
Approx. 200.3 sq. metres (2156.1 sq. feet)



**First Floor**

Main area: approx. 29.5 sq. metres (317.6 sq. feet)

Plus roof space approx. 18.7 sq. metres (201.6 sq. feet)



Main area: Approx. 229.8 sq. metres (2473.7 sq. feet)

Plus roof space, approx. 18.7 sq. metres (201.6 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**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

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