



5 South Dale

Caistor, Market Rasen, LN7 6LS



Book a Viewing!

£275,000

A three bedroom non-estate detached bungalow situated set back from the road with a generous sized frontage and a large driveway providing ample off road parking and a detached garage. The property is well positioned on South Dale within the Georgian Market Town of Caistor and within a short walk from the marketplace, local amenities and local schooling. The property offers the potential for extension (SSTP) and sits on a generous sized plot with gardens to the front, side and rear. Internally the property offers living accommodation which briefly comprises of Porch, Inner Hallway, Lounge Diner, Kitchen, Conservatory, three Bedrooms, En-suite to Bedroom 1 and a Shower Room. Viewing of the property is essential to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

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.



PORCH

With external door, double doors to the hallway and parquet flooring.

HALL

With radiator.

LOUNGE/DINER

24' 3" x 12' 2" (7.39m x 3.71m), with UPVC double glazed window, UPVC double glazed double doors and two radiators.

KITCHEN

12' 3" x 7' 11" (3.73m x 2.41m), with UPVC double glazed window, door to the conservatory, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, matching splashback, composite sink unit and drainer, four ring gas hob with extractor over, integrated double oven and space for fridge freezer.

CONSERVATORY

12' 9" x 7' 9" (3.89m x 2.36m), with UPVC double glazed windows and sliding doors, tiled flooring, radiator and a work surface with plumbing and spaces for washing machine and tumble dryer below.



BEDROOM 1

10' 7" x 10' 2" (3.23m x 3.1m), with UPVC double glazed window, radiator and opening into the en-suite.

EN-SUITE

9' 0" x 6' 6" (2.74m x 1.98m), with UPVC double glazed window, low level WC, wash hand basin with cupboard space below, shower cubicle and radiator.



BEDROOM 2

12' 2" x 11' 11" (3.71m x 3.63m), with UPVC double glazed window and radiator.

BEDROOM 3

12' 2" x 9' 1" (3.71m x 2.77m), with UPVC double glazed window and radiator.

SHOWER ROOM

7' 7" x 5' 4" (2.31m x 1.63m), with UPVC double glazed window, vinyl flooring, fully tiled walls, low level WC, wash hand basin with cupboard space below, walk-in shower cubicle and heated towel rail.



OUTSIDE

To the front of the property there is a lawned frontage with a gravelled driveway to the side which provides ample off road parking and leads to the side of the property and the detached garage to the rear. There are further lawned gardens to the side and rear of the property with a wide variety of mature plants, shrubs and trees and a greenhouse.



WEBSITE

Our detailed web site show 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

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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, Bird & 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, J Walter and Calum Lyman 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

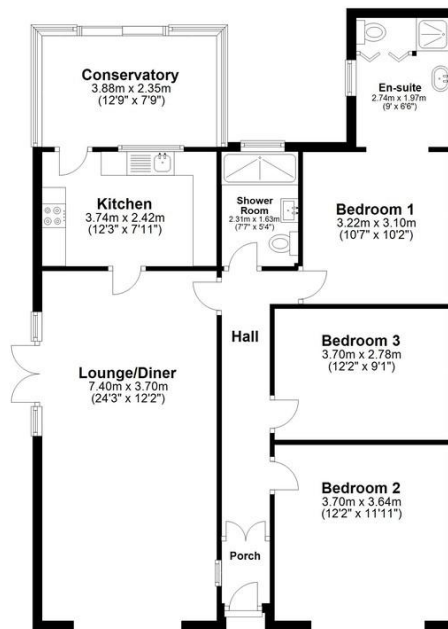
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Ground Floor

Approx. 100.7 sq. metres (1083.5 sq. feet)



Total area: approx. 100.7 sq. metres (1083.5 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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