



4 Knapton Court

Caistor, Market Rasen, LN7 6TZ



£325,000

[Book a Viewing!](#)

This beautifully presented Three-Bedroom Detached Bungalow is set within a quiet and exclusive cul-de-sac in the historic Georgian market town of Caistor. Perfectly positioned, the property combines privacy with convenience, enjoying countryside walks on the doorstep while also being just a short walk from Caistor town centre and its wide range of amenities. The home offers versatile and flexible living accommodation, with a layout that can adapt to different lifestyles. The accommodation briefly comprises: welcoming Entrance Hall, spacious Lounge, Conservatory overlooking the garden, and a well-fitted Kitchen/Breakfast Room with adjoining Utility and Cloakroom/WC. There are Three Bedrooms, including a generous main and second Double Bedroom with fitted furniture. Bedroom Three is currently used as a Dining Room, while an additional Dining Area also provides the option to be used as a study giving flexibility for those who may require a home Office, Hobbies Space, or a formal Dining Area. A modern four-piece Bathroom completes the internal layout. Externally, the property enjoys attractive front and rear gardens, complemented by a block-paved driveway providing ample off-road parking and access to a single garage. The bungalow is offered for sale with no onward chain, and viewing is highly recommended to appreciate the setting, prime location, and the flexible accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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 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

ENTRANCE HALL

With airing cupboard, storage cupboard and radiator.

LOUNGE

18' 1" x 11' 10" (5.52m x 3.63m) With two double glazed windows to the front aspect, electric fire set within a decorative fire surround and two radiators.

BEDROOM 3/DINING ROOM

13' 0" x 11' 4" (3.97m x 3.47m) With double glazed sliding patio doors to conservatory and radiator.

CONSERVATORY

21' 2" x 6' 6" (6.46m x 2.00m) With double glazed French doors to the rear garden and radiator.

KITCHEN/BREAKFAST ROOM

12' 4" x 12' 2" (3.76m x 3.71m) Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl sink with side drainer and mixer tap, eye level electric oven, gas hob, integrated dishwasher, breakfast bar, tiled splashbacks, radiator and double glazed window to the side aspect.

UTILITY ROOM

8' 8" x 8' 8" (2.66m x 2.66m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap, space for washing machine, tiled walls, radiator and door to the conservatory.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, wall mounted gas fired central heating boiler, tiled walls, double glazed window to the side aspect and radiator.

DINING AREA/STUDY

12' 3" x 10' 3" (3.74m x 3.13m) With double glazed windows to the front and side aspects and radiator.

BEDROOM 1

14' 5" x 12' 5" (4.41m x 3.80m) With a range of fitted bedroom furniture, including wardrobes, over bed storage, bedside tables, drawers and dressing table, double glazed window to the rear aspect and radiator.

BEDROOM 2

14' 7" x 10' 4" (4.47m x 3.15m) With a range of fitted bedroom furniture, including wardrobes, over bed storage, bedside tables and dressing table, double glazed window to the side aspect and radiator.

BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and wash hand basin in a vanity style unit with storage beneath, towel radiator and double glazed window to the side aspect.





OUTSIDE

To the front of the property is a lawned garden and a block paved driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an up and over door to the front, side personnel door, light and power. To the rear is an enclosed garden laid to lawn with gravelled areas, patio seating area, mature shrubs and garden shed.

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, 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 Callum 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

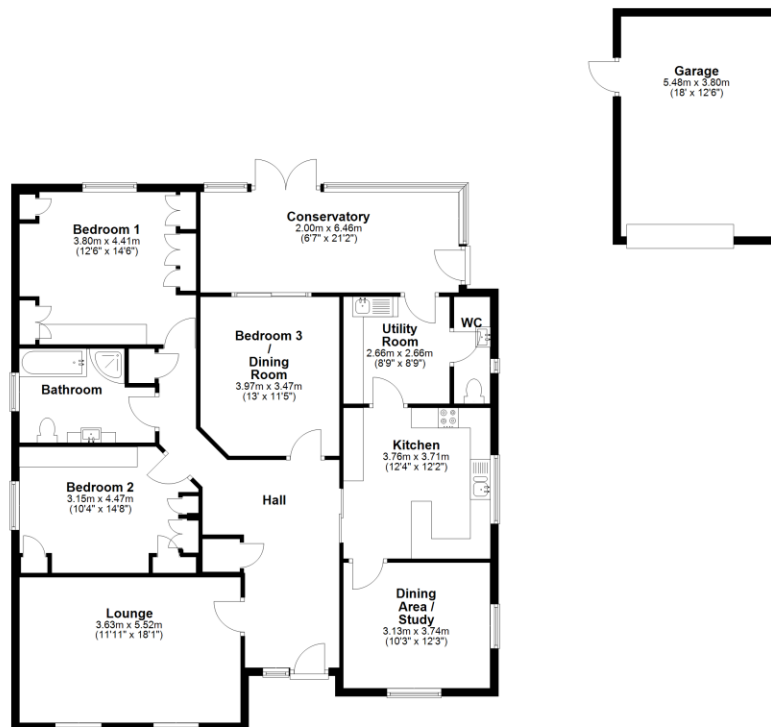
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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Ground Floor

Approx. 165.5 sq. metres (1781.0 sq. feet)



Total area: approx. 165.5 sq. metres (1781.0 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 PlanItUp.

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