



**95 Brigg Road, Caistor,
Market Rasen, LN7 6RX**



Book a Viewing!

£550,000

A stunning home that seamlessly combines Georgian character with modern luxury, offering an exceptional balance of lifestyle, practicality, and space. Retaining beautiful original features such as high ceilings, oak flooring, and feature fireplaces, the property has been thoughtfully enhanced with a modern open-plan kitchen and living space, filled with natural light from bi-fold doors, skylights, and Velux windows. With four double bedrooms upstairs and a further ground-floor bedroom/snug with adjoining reception rooms, the property offers versatile accommodation that can easily adapt to the needs of extended family, guests, or those working from home. Positioned on approximately 0.4 acres and approached via secure gated entry, the property offers excellent parking, a double garage, and private gardens that provide both elegance and seclusion. Located on Brigg Road, within the historic market town of Caistor, the home enjoys the convenience of local amenities and lies within the catchment of the highly regarded Caistor Grammar School, making it an outstanding choice for families. The accommodation comprises: Entrance Hallway, Lounge, Dining Room, Snug/Bedroom Five, Reception Hall, Kitchen Diner, Pantry, Family Room, Utility, Shower Room, First Floor Landing, Four Bedrooms (Principal with En-Suite) and Family Bathroom.



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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'), 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

13' 5" x 5' 11" (4.09m x 1.8m) A bright and elegant hallway with tiled flooring, staircase to the first floor, radiator, and useful under-stairs storage, access is provided to the lounge, dining room, further reception spaces and a UPVC front door featuring a frosted glass panel.

LOUNGE

15' 8" (max) x 13' 1" (4.78m x 3.99m) A generous living space, perfectly balancing comfort and style. The UPVC windows to the front and side aspects provide natural light, while the feature fire place with mantelpiece and crystal chandelier add character and elegance. Laminate flooring and a radiator completes the room.



DINING ROOM

15' 9" (max) x 13' 0" (4.8m x 3.96m) A formal yet welcoming reception room, rich in character. The original oak flooring and feature mantelpiece housing an electric log-style burner set the tone, complemented by UPVC windows to the front and side aspects.

KITCHEN/DINER

17' 7" x 19' 1" (5.36m x 5.82m) The heart of the home, this impressive open-plan kitchen diner is designed for both everyday living and entertaining. Finished with porcelain tiled flooring, it features a bespoke range of wooden fitted units topped with quartz worktops. A central island offers further bespoke storage, a breakfast bar, and a double Belfast sink, making it as practical as it is stylish. Practicality continues with stepped access to a generous pantry. Appliances include an electric hob with extractor and a built-in eye-level oven, while there is ample space for a large family dining table. Natural light floods the space through a sky lantern and expansive bi-fold doors that open seamlessly onto the rear garden, creating a perfect indoor-outdoor lifestyle.



PANTRY

6' 8" x 11' 0" (2.03m x 3.35m) Steps rise from the kitchen into a generous pantry, fitted with shelving and lighting, providing excellent storage space for everyday essentials and kitchen supplies.



FAMILY ROOM

18' 2" (max) x 23' 7" max (5.54m x 7.19m) An exceptional reception space where three Velux windows and a further sky lantern bring daylight into every corner. Spotlights and two radiators complement the finish, creating a bright and versatile area that can adapt for family living or entertaining.



UTILITY ROOM

7' 8" x 8' 11" (2.34m x 2.72m) Practicality meets design in the utility room, with porcelain tiled flooring, fitted base units, and worktops providing valuable storage and preparation space. There is room for a washing machine, tumble dryer, and fridge freezer, with a stainless-steel sink and mixer tap set beneath a Velux window.

SHOWER ROOM

3' 3" x 9' 0" (0.99m x 2.74m) Beautifully appointed with tiled splashbacks and flooring, this convenient ground floor shower room includes a pedestal sink, WC, and walk-in shower, all enhanced by an upright towel radiator.



RECEPTION HALL

10' 9" x 8' 5" (3.28m x 2.57m) A versatile and practical space, currently utilised as a reception or boot room, with stepped access through to the main open-plan kitchen, dining, and living areas. Finished with radiator heating.

SNUG/BEDROOM 5

10' 5" x 12' 2" (3.18m x 3.71m) This flexible reception room offers charm and warmth, with a dual-fuel log burner set within a feature fireplace, fitted cupboard storage, UPVC side window, and radiator. Equally suited as a snug or a additional bedroom.

FIRST FLOOR LANDING

The landing showcases an authentic wooden handrail, a UPVC window to the front aspect, and access to the loft void, enhancing the property's sense of space and light.



BEDROOM 1

11' 4" (max) x 17' 10" (max) (3.45m x 5.44m) The principal bedroom offers both space and character, with UPVC windows to the front and side aspects and a radiator. A private en-suite completes the suite.

EN-SUITE

7' 10" (max) x 6' 1" (max) (2.39m x 1.85m) Finished with tiled flooring and splashbacks, this modern shower room comprises of a shower cubicle, pedestal sink, WC, upright chrome towel radiator, and extractor.

BEDROOM 2

13' x 13' (3.96m x 3.96m) A spacious double bedroom featuring full-length bespoke fitted wardrobes with a built-in dressing table. Front-facing UPVC window and radiator.

BEDROOM 3

13' x 13' (3.96m x 3.96m) Another generous double, with the benefit of dual-aspect UPVC windows to the front and side, along with radiator heating.





BEDROOM 4

10' 7" x 12' 1" (3.23m x 3.68m) A fourth double bedroom offering built-in cupboard storage, UPVC side window, and radiator.

BATHROOM

7' 11" x 8' 10" (2.41m x 2.69m) A stylish family bathroom, fitted with sophisticated wall panelling and beautiful Victorian mosaic tiled flooring. The suite includes a freestanding bath, pedestal sink, and WC, all complemented by an upright chrome towel radiator. Natural light pours in through two UPVC windows to the rear aspect.

DOUBLE GARAGE

17' 11" x 16' 6" (5.46m x 5.03m) A recently built double garage, constructed using restored bricks from the property to blend seamlessly with the home's character. Fitted with electric roller shutter doors and power, offering both secure parking and practical storage space.



OUTSIDE

The property is approached via secure metal gates, opening onto a gravelled driveway with parking for several vehicles. The front garden features a raised lawn with a half-wall border, along with pathways and steps leading up to the main entrance. Renewed sandstone sills to the front elevation further highlight the home's quality. To the rear, featheredge fencing divides a private patio area from the main lawn, enhancing both security and usability. Mature trees and shrubs frame the rear garden, which is predominantly laid to lawn. A further paved patio sits directly off the open-plan living areas, perfect for entertaining, with outdoor taps and lighting for year-round practicality.



WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gibson 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 Walker 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.

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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 thoroughly checked.

GENERAL

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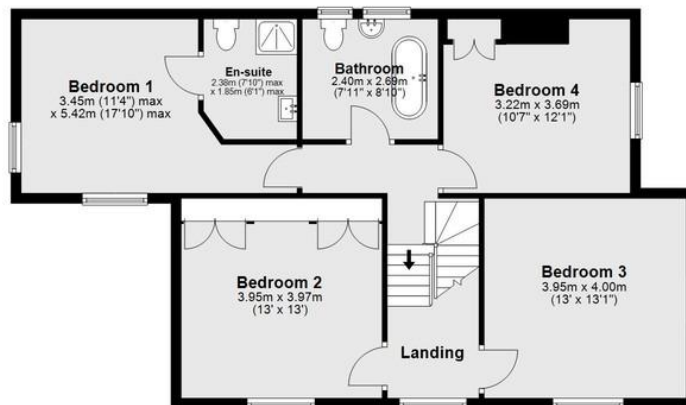
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Ground Floor



First Floor



Total area: approx. 253.5 sq. metres (2729.0 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.



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