



2 Syfer Close

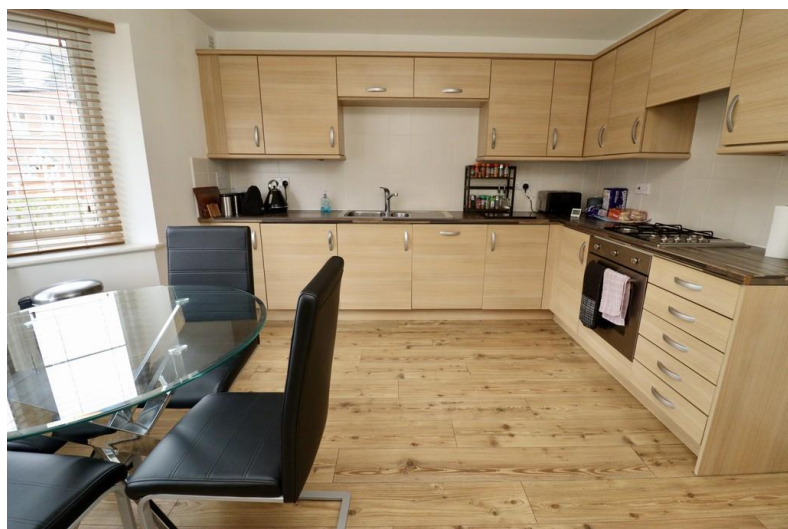
Caistor, Market Rasen, LN7 6JH



Book a Viewing!

£220,000

A beautifully presented and deceptively spacious Four Bedroom End Townhouse, offering modern and immaculate living accommodation arranged over three floors. The Ground Floor features an inviting Entrance Hall, Cloakroom/WC, a bright and comfortable Lounge with patio doors opening onto the rear garden, and a stylish Kitchen/Diner with a sunny bay window. To the First Floor are three well proportioned Bedrooms with quality fitted furniture and a contemporary Family Bathroom. The Second Floor is dedicated to a Master Suite, complete with a spacious Bedroom and Shower Room. Outside, the property enjoys attractive gardens to the front and rear, a block paved driveway providing parking for two vehicles, and a single garage located in a nearby block with an additional parking space. Offered with no onward chain, early viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

Service Charge - £145 per annum

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

EPC RATING – to follow.

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 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

HALL

With staircase to the first floor, laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, laminate flooring, double glazed window to the side aspect and radiator.

LOUNGE

14' 5" x 11' 5" (4.40m x 3.48m) With double glazed French doors to the rear garden, double glazed window to the side aspect, wall hung electric fire, laminate flooring and radiator.

KITCHEN/DINER

14' 5" x 11' 2" (4.40m x 3.41m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap, electric oven, gas hob, integrated fridge, freezer and dishwasher, space for washing machine, cupboard housing the wall mounted gas fired central heating boiler, tiled splashbacks, laminate flooring, radiator and double glazed bay window to the front aspect.

FIRST FLOOR LANDING

With staircase to the second floor, airing cupboards and radiator.

BEDROOM 2

14' 8" x 8' 7" (4.48m x 2.63m) With a range of fitted bedroom furniture including wardrobes, drawers and desk, two double glazed windows to the front aspect and radiator.



BEDROOM 3

11' 3" x 6' 2" (3.43m x 1.90m) With a range of fitted bedroom furniture including wardrobes and drawers, double glazed window to the rear aspect and radiator.

BEDROOM 4

8' 6" x 8' 1" (2.60m x 2.48m) With a range of fitted bedroom furniture including wardrobes, drawers and book shelves, double glazed window to the rear aspect and radiator.



BATHROOM

6' 7" x 6' 2" (2.03m x 1.90m) Fitted with a three piece suite comprising of panelled bath with shower attachment, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator and double glazed window to the side aspect.

SECOND FLOOR LANDING

With radiator.

BEDROOM 1

15' 5" x 14' 8" (4.70m x 4.48m) With a range of fitted wardrobes, double glazed window to the front aspect and radiator.

SHOWER ROOM

14' 8" x 6' 2" (4.48m x 1.90m) Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity unit with storage beneath and close coupled WC, tiled splashbacks, eaves storage cupboard, radiator and double glazed window to the rear aspect.





OUTSIDE

To the front of the property is a lawned garden. There is a block paved driveway providing off street parking for two vehicles. There is a single garage in a block to the rear with an additional off street parking space. To the rear of the property is an enclosed garden laid mainly to lawn with patio seating area, mature shrubs, flowerbeds and 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

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 & Co, Taylor Rose, 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

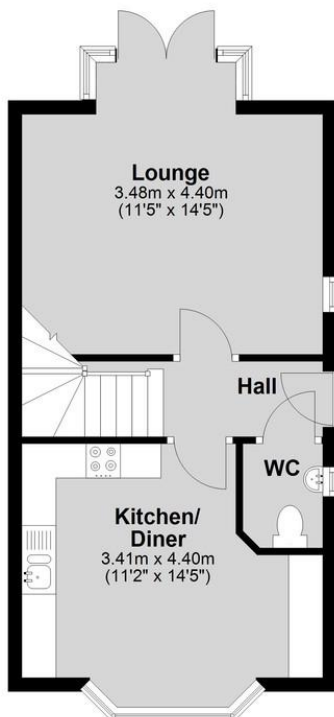
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundys 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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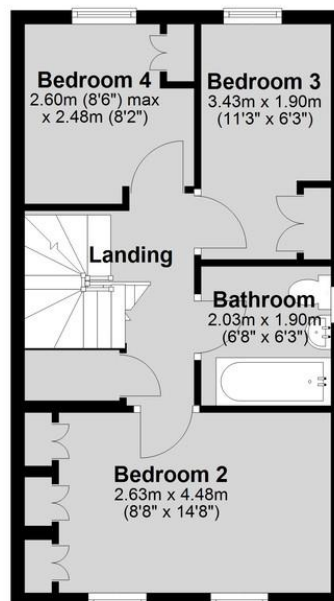
Ground Floor

Approx. 39.9 sq. metres (430.0 sq. feet)



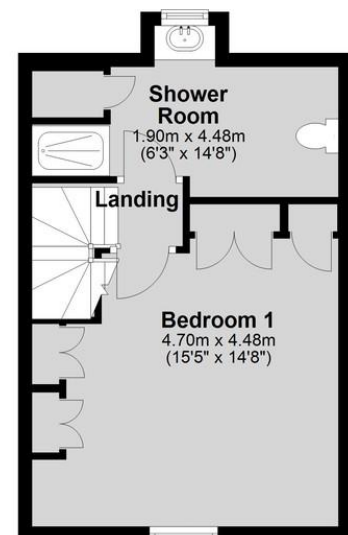
First Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



Second Floor

Approx. 30.5 sq. metres (327.8 sq. feet)



Total area: approx. 107.7 sq. metres (1159.0 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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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