



2 Richards Row, Nettleton Road

Caistor, Market Rasen, LN7 6NB



Book a Viewing!

£170,000

A well proportioned three double bedroom mid townhouse located close to the centre of the popular Georgian market town of Caistor. The property is within walking distance of local shops, everyday amenities and public transport links, whilst also being conveniently positioned on the edge of the town with routes towards Lincoln and Louth. The home is well-presented throughout and offers accommodation comprising a Lounge, a Kitchen Diner with access into the rear garden and a First Floor landing giving access to three double Bedrooms and a Bathroom fitted with a modern suite. Outside the property benefits from a generous rear garden featuring a patio seating area, and there is also an allocated parking space and a garden shed. The property is being sold with no onward chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

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

LOUNGE

14' 11" x 12' 6" (4.55m x 3.81m) With UPVC double glazed external door and window, fireplace with electric fire, stairs to first floor and radiator.

KITCHEN DINER

14' 11" x 9' 10" (4.55m x 3m) With UPVC double glazed window and door to rear garden, fitted with wall and base units with work surfaces over, stainless steel sink and drainer, plumbing and space for washing machine and dishwasher, space for freestanding cooker, laminate flooring, radiator and under-stairs storage/pantry.

FIRST FLOOR LANDING

Access to three bedrooms and bathroom.

BEDROOM 1

14' 11" x 12' 6" (4.55m x 3.81m) With UPVC double glazed window and radiator.

BEDROOM 2

12' 7" x 10' 0" (3.84m x 3.05m) With UPVC double glazed window and radiator.

BEDROOM 3

9' 10" x 7' 9" (3m x 2.36m) With UPVC double glazed window and radiator.

BATHROOM

6' 10" x 6' 9" (2.08m x 2.06m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath with mains shower over, partly tiled walls, heated towel rail and extractor fan.

OUTSIDE

With a lawned rear garden with patio seating area, allocated off road parking space 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 & 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:

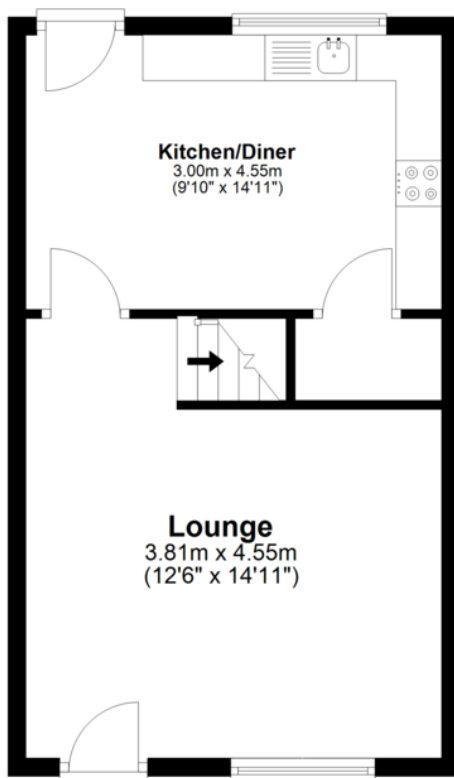
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.3 sq. feet)



Total area: approx. 84.1 sq. metres (905.7 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.

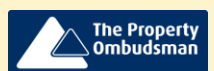
29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
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