



21 Mallard Drive

Caistor, Market Rasen, LN7 6SA



Book a Viewing!

£170,000

A well-presented Semi Detached House located in a quiet cul-de-sac, just off North Kelsey Road, within walking distance of Caistor Town Centre and local schools. The property is well-maintained throughout and has been tastefully updated by the current owners, featuring a modern fitted Kitchen with a range of integrated appliances. The accommodation comprises of an Entrance Hallway, downstairs WC, Lounge and Kitchen Diner. The First Floor Landing leads to three Bedrooms, with the main Bedroom benefiting from a fitted wardrobe and a Family Bathroom. Outside, the property is situated on a corner plot and has a low-maintenance rear garden with a patio seating area and two garden sheds. One of the sheds has been converted by the current owners into an outdoor bar/entertainment space. The property previously had off-road parking to the rear, which has since been fenced in to provide a larger garden. This could be easily reinstated by removing two fence panels to create a driveway. The property is being sold with the added benefit of No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

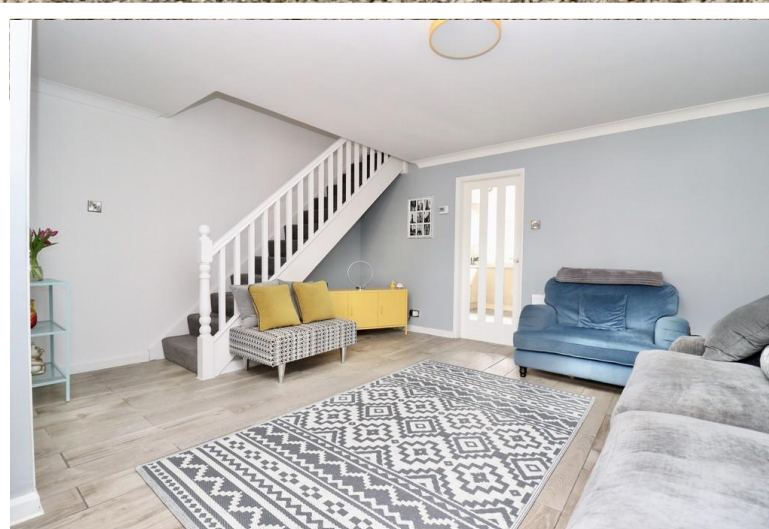
LOCAL AUTHORITY - West Lindsey District Council.

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.





HALLWAY

With external door providing access to the WC and lounge.

WC

With UPVC double glazed window, tiled flooring, low level WC, wash hand basin and radiator.

LOUNGE

With UPVC double glazed bay window, staircase to the first floor, tiled flooring and radiator.

KITCHEN DINER

With UPVC double glazed window and external door, laminate flooring, fitted with a range of wall and base units and drawers with work surfaces and matching upstand, stainless steel sink drainer, integrated oven, four ring ceramic hob with extractor fan and stainless steel splashback, integrated fridge and freezer, plumbing and space for washing machine, space for tumble dryer, radiator and gas fired central heating boiler.

FIRST FLOOR LANDING

With laminate flooring, radiator and access to the loft.

BEDROOM ONE

With UPVC double glazed window, fitted wardrobe and radiator.



BEDROOM TWO

With UPVC double glazed window and radiator.

BEDROOM THREE

With UPVC double glazed window and radiator.



BATHROOM

With UPVC double glazed window, partly tiled walls, laminate flooring, low level WC, wash hand basin with cupboard space below, bath, storage cupboard and radiator.

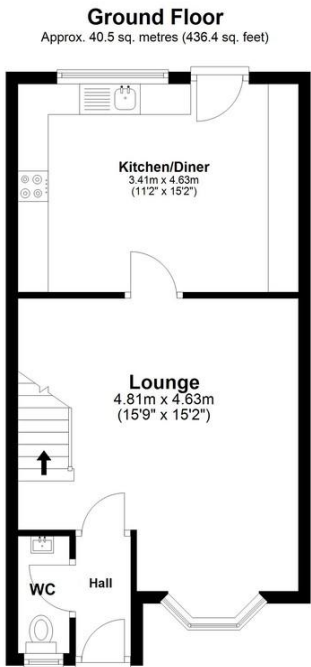
OUTSIDE

There is a low maintenance garden to the rear featuring a patio seating area, a garden shed and a second shed that has been converted into an outdoor bar/entertainment space.



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 mun.dys.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 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 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.

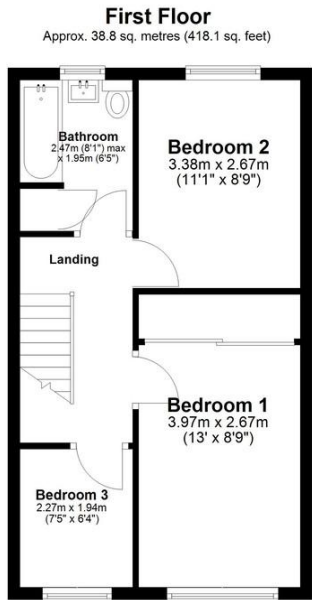
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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:

- 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.
- 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 79.4 sq. metres (854.4 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

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.

