



**7 Shooters Close, Caistor,  
Market Rasen, LN7 6FB**



Book a Viewing!

**£395,000**

An exceptional and brand new detached bungalow situated within this small exclusive development of seven other bungalows. The properties have been constructed to a high specification with many energy saving features, incorporating Photovoltaic Solar Panels and an air source heat pump with underfloor heating. The impressive internal living accommodation briefly comprises of Main Entrance Hall, Open Plan Kitchen/Dining and Living Area with Bi-folding doors leading to the rear garden, three Bedrooms, En-Suite to the Principal Bedroom and separate Family Bathroom. Outside there is a block paved driveway providing off road parking for vehicles and access to the attached garage. There is also a rear garden with a patio area. Viewing of these bungalows is highly recommended to appreciate the high specification and energy saving features. Other plots are available, please contact Mundys on 01673 8474 87 for more information.





#### SERVICES

Mains electricity, water and drainage (pumping station incorporated). Photovoltaic Solar Panels

Clivet Air Source Heat Pump and Zoned Underfloor Heating.

**EPC RATING** – B.

**COUNCIL TAX BAND** – To follow .

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### SPECIFICATION

- Fitted Leicht German Kitchen with integrated Neff/Siemens appliances
- Under floor heating throughout
- Ultra high energy efficiency home with air source heat pump (with remote management) and
- 2.4kw solar pv with battery capability
- Car charging point
- Block paved driveway
- A mix of Duravit and Vado sanitary ware
- Porcelanosa tiles
- Aluminium bi-folding doors
- 10 year Professional Consultants Certificate





## 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, Caistor Yarborough Academy and Caistor Church of England Methodist Primary School), 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.

**SERVICE/MANAGEMENT CHARGE** - There will be a management company set up that each resident will own an equal share of. Maintenance charge to be confirmed associated with the development. The annual amount is approx. £200.00.

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

## ACCOMMODATION

### ENTRANCE HALL

With main entrance door, under floor central heating controls, Amtico flooring, inset spotlights, large built-in storage/utility area, further fitted storage cupboard and access to roof void.

### OPEN PLAN KITCHEN/DINING/LIVING AREA

34' 2" x 17' 2" (10.41m x 5.23m)

Kitchen Area - fitted Leicht German Kitchen, with a range of quality wall, base units, drawers and large pan drawers, integral appliances to include fridge freezer, Neff dishwasher and extractor hood, Neff induction hob, Blanco sink unit and drainer, feature central island and feature large uPVC window to rear elevation and uPVC window to front elevation.

Dining and Living Area - with double glazed bi-folding doors leading to the rear garden and patio, uPVC double glazed window to rear elevation, inset spotlights, Amtico flooring and under floor heating controls.

### BEDROOM 1

12' 10" x 11' 1" (3.91m x 3.38m) With uPVC window to front elevation and under floor heating controls.

### EN-SUITE

6' 8" x 4' 11" (2.03m x 1.5m) With suite to comprise of Grohe wall hung WC, large walk-in shower area and Armere feature wash hand basin, Vado sanitary ware and vanity drawers beneath, towel radiator, inset spotlights, extractor fan, tiled floor and part tiled surround.

### BEDROOM 2

12' 2" x 10' 7" (3.71m x 3.23m) With uPVC window to front elevation and under floor heating controls.

### BEDROOM 3

11' 4" x 10' 9" (3.45m x 3.28m) With uPVC window to side elevation and under floor heating controls.



## BATHROOM

7' 5" x 7' 1" (2.26m x 2.16m) With suite to comprise of bath with shower over, Grohe wall hung WC, Armere feature wash hand basin, Vado sanitary ware, with vanity drawers beneath, inset spotlights, extractor fan, tiled walls, tiled floor and uPVC window to side elevation.

## GARAGE

19' 10" x 9' 7" (6.05m x 2.92m)

## OUTSIDE

There is a block paved driveway providing off road parking/hard standing for vehicles and giving access to the Single Integral Garage. There is a front lawned garden and side access leads to the rear garden with a further lawned, patio area and outside power point. There is also an outside tap, outside lighting and a Project EV car charging point.



### 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 [murdys.net](http://murdys.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 to 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 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 and J. Walker will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them we will receive a referral fee of up to £125.

Murdys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Murdys 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 558088 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 work out the costs of financing your purchase.

### NOTE

1. None of these 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.

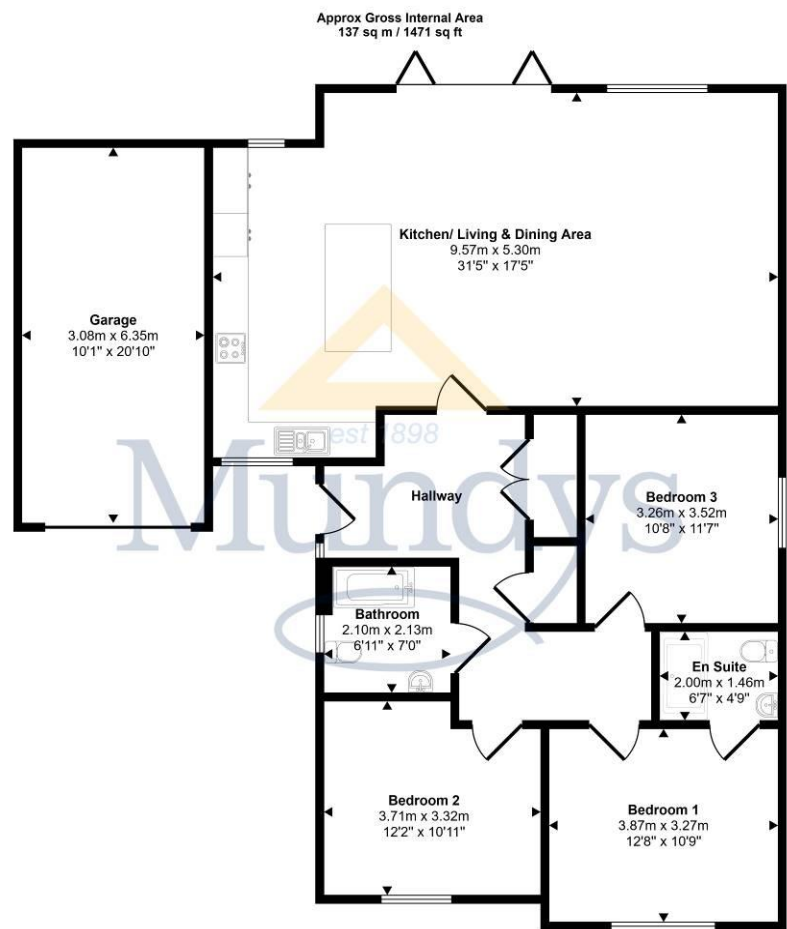
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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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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