



3 Mill Lane, Caistor

Market Rasen, LN7 6UA



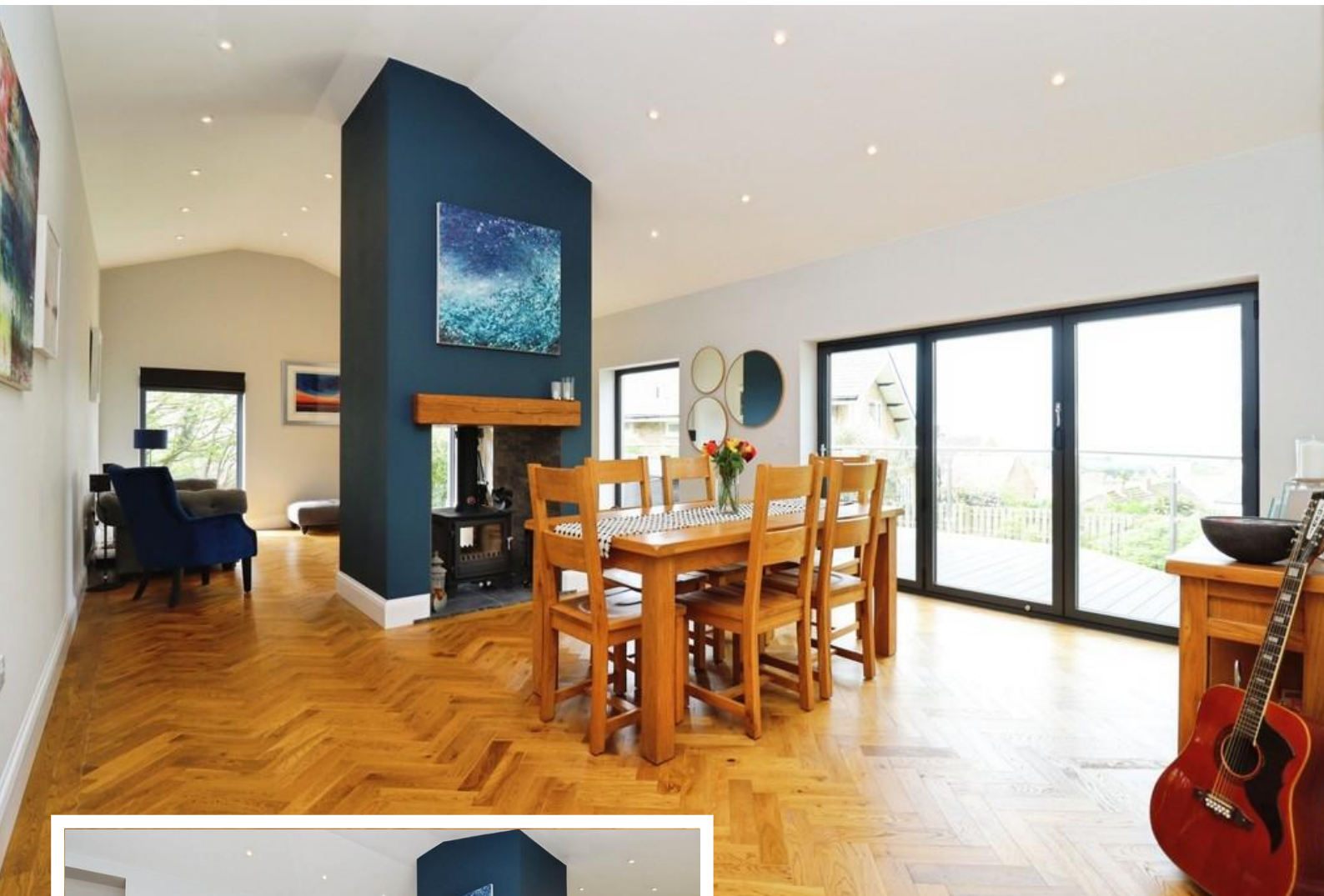
Book a Viewing!

£565,000

A unique and impressive Family Home positioned in one of the most sought after locations within Caistor, just a gentle two minute stroll from the Town Centre. Enjoying a truly spectacular elevated position, the property's panoramic views extend not only across the town and open countryside but stretch far across Lincolnshire and all the way to the Humber. The property has been significantly extended and improved by the current owners to create a high-specification home, offering versatile accommodation arranged over three levels. Entering the property, you are welcomed into a spacious Reception Hallway where the home's connected layout immediately unfolds. This central hub flows seamlessly directly into the Kitchen and Living Areas, while a feature staircase provides access to the Upper and Lower Levels. Fitted to an exacting standard with a range of modern units and integrated appliances, the Kitchen opens into a striking Open Plan Living and Dining Space. A central feature of this inviting room is a double sided multi-fuel stove set within a feature fireplace, anchoring the space beneath vaulted ceilings. Large windows and aluminium bi-fold doors naturally draw the eye outward, leading onto an elevated decking area that provides an idyllic space for seating and entertaining, perfectly positioned to take in the extraordinary open views. Ascending to the First Floor, the accommodation is dedicated to a superb Principal Suite. This generously proportioned Bedroom provides ample space for both sleeping and a private seating area, creating a peaceful retreat away from the main living spaces. This level is completed by a modern Shower Room and a dedicated Dressing Room featuring fitted wardrobes, which offers excellent versatility to be utilised as a Nursery, Private Study or additional Bedroom as required. Descending to the Lower Level, the home provides further flexible accommodation comprising of Four additional Bedrooms and a Family Bathroom, offering fantastic scope for a variety of uses, including comfortable home working. Occupying a generous and impressive plot of approximately 0.34 acres (STS), the exterior is just as captivating as the home itself. The well maintained and mature gardens feature a rich array of established planting, highlighted by a beautiful orchard of mature fruit trees that include an historic 100-year-old pear tree, alongside plum, apple and crab apple trees. The top tier of the garden is currently utilised as a thriving vegetable patch. At the foot of the garden sits a highly versatile, detached garden room. Fully insulated, hardwired to mains electricity and equipped with its own dedicated internet hub, it serves as the ultimate secluded home office or studio. To the front of the property, a driveway provides ample off-road parking, bordered by a low-maintenance garden area. Viewing is essential to fully appreciate the position, plot and flexible accommodation on offer. No Onward Chain.



3 Mill Lane, Caistor, Market Rasen, LN7 6UA



SERVICES

Mains water, electricity and gas. Part underfloor heating.
Mains drainage.

EPC RATING – D.

COUNCIL TAX BAND – E.

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. It enjoys a wonderful variety of traditional and independent retail outlets, local amenities, doctors, sports fields, a gym and various social clubs. The area is highly regarded for its excellent schooling, with Caistor Grammar School, Caistor Yarborough Academy and Caistor Church of England Methodist Primary School all currently holding 'Good' Ofsted ratings. Situated just off the A46, the town provides ease of access to larger road networks connecting to Grimsby, Lincoln, Scunthorpe, Barnetby Train Station and Humberside Airport.



ACCOMMODATION

RECEPTION HALL

13' 3" x 11' 2" (4.04m x 3.4m) With composite external door, UPVC double glazed sliding doors, solid oak herringbone flooring, vaulted ceiling with spotlights, vertical radiator and stairs to the first floor and lower level.

KITCHEN

12' 11" x 9' 3" (3.94m x 2.82m) With UPVC double glazed window, solid oak herringbone flooring, fitted with a range of wall and base units with Quartz work surfaces and matching upstands, sunken composite sink with mixer tap, integrated double oven, integrated fridge freezer, integrated dishwasher, five ring Neff gas hob with extractor over, oak breakfast bar, vaulted ceiling with spotlights and vertical radiator.

UTILITY ROOM

7' 10" x 6' 10" (2.39m x 2.08m) With solid oak herringbone flooring, fitted with a range of base units with work surfaces over and matching upstands, wall units, stainless steel sink and drainer, plumbing and spaces for washing machine and dryer, radiator, vaulted ceiling and spotlights.

OPEN PLAN LIVING SPACE

31' 0" x 15' 1" (9.45m x 4.6m) With UPVC double glazed external door with steps leading to the garden, aluminium Bi-fold doors to the decking area, three UPVC double glazed windows, solid oak herringbone flooring with underfloor heating, back-to-back log burner with fireplace and oak mantels, vaulted ceiling with spotlights.

LOWER LEVEL

INNER HALLWAY

With stairs leading to the ground floor with oak balustrade and glass panels.

BEDROOM 2

11' 6" x 10' 8" (3.51m x 3.25m) With two UPVC double glazed windows and radiator.

BEDROOM 3

10' 8" x 8' 0" (3.25m x 2.44m) With two UPVC double glazed windows and radiator.

BEDROOM 4

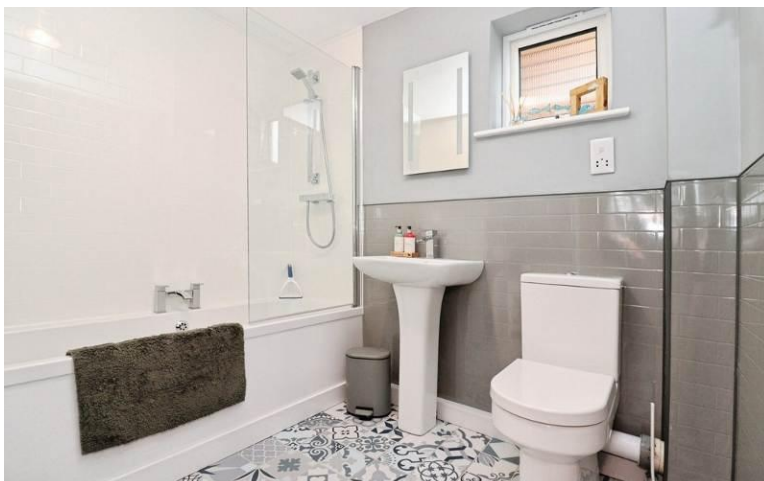
8' 5" x 8' 4" (2.57m x 2.54m) With UPVC double glazed window and radiator.

BEDROOM 5

11' 0" x 6' 1" (3.35m x 1.85m) With UPVC double glazed window and radiator.

BATHROOM

8' 6" x 8' 1" (2.59m x 2.46m) With UPVC double glazed window, tiled flooring, partly tiled walls, low level WC, wash hand basin with mixer tap, bath with tiled surround, shower screen and mains shower over, storage cupboard and heated towel rail.



FIRST FLOOR LANDING

With staircase with oak balustrade and glass panels.

BEDROOM 1

25' 11" x 11' 6" (7.9m x 3.51m) With two radiators and three UPVC double glazed windows with views over the gardens and surrounding countryside.

DRESSING ROOM

10' 8" x 5' 0" (3.25m x 1.52m) With UPVC double glazed window, fitted wardrobes and radiator.

SHOWER ROOM

8' 2" x 7' 9" (2.49m x 2.36m) With UPVC double glazed window, tiled flooring, partly tiled walls, low level WC, wash hand basin with mixer tap, walk-in shower with tiled surround and rainfall shower, heated towel rail and access to roof void.

OUTSIDE GARDEN ROOM

16' 5" x 13' 1" (5m x 3.99m) Insulated and benefits from power and lighting, making it suitable for a variety of uses including a home office or entertaining space.

OUTSIDE

Occupying approximately 0.34 acres (STS), the mature gardens feature a vegetable patch alongside an established orchard with apple, plum and a historic 100-year-old pear tree. An elevated decking area provides an ideal entertaining space, taking advantage of open views across the large garden and panoramic views stretching across Lincolnshire. At the bottom of the garden sits a detached garden room, fully insulated with mains electricity and a dedicated internet hub. A front driveway provides off road parking alongside a low-maintenance garden area.

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 & Co, Taylor Rose, 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 Walter 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.

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 01 522 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

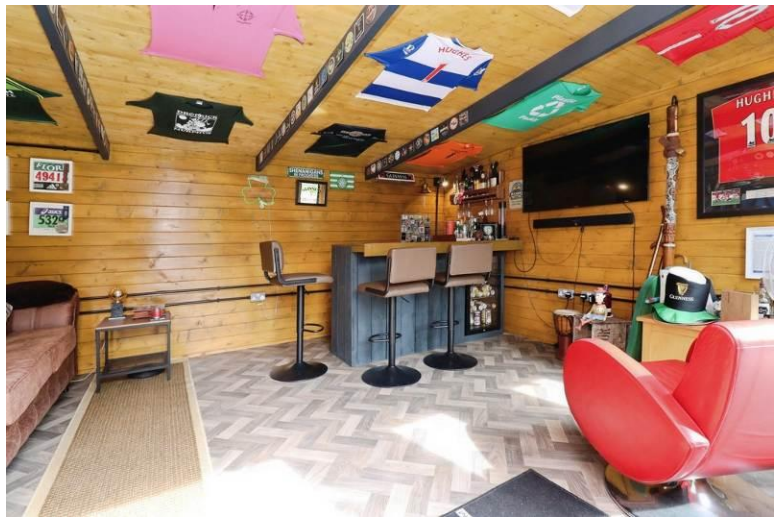
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

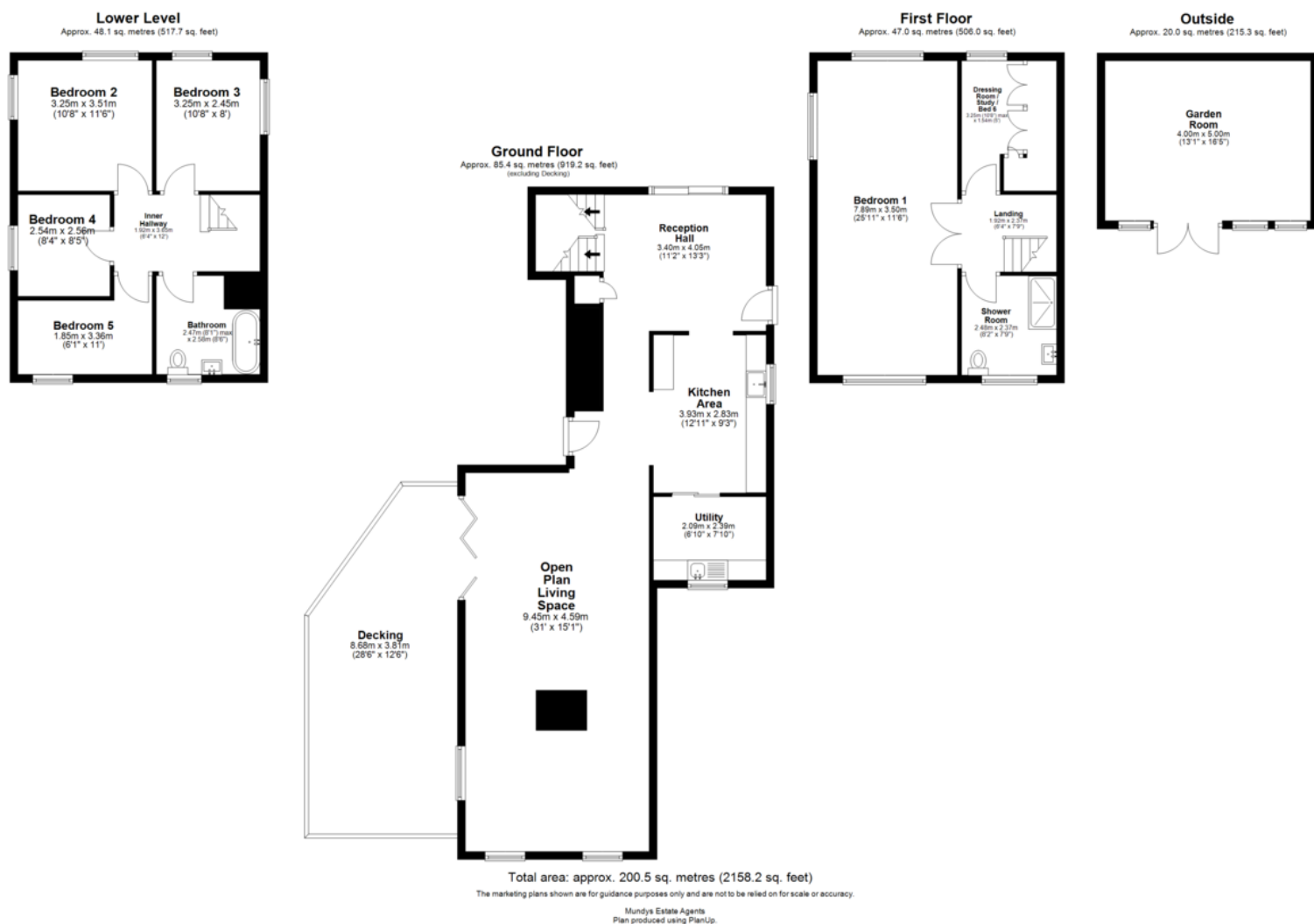
GENERAL

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.

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.





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 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.



www.mundys.net