



Mallard Drive, Market Rasen, Caistor



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£157,500



Key Features

- NO UPWARD CHAIN
- 3 PARKING SPACES
- GARDEN ROOM
- MULTI-FUEL STOVE
- ENCLOSED GARDENS
- COUNCIL TAX BAND A
- EPC TBC
- FREEHOLD





This rarely available semi detached bungalow is offered with the benefit of no upward chain. The home has been extended to the rear to provide a garden room which connects the 5.27m lounge, with its multi fuel stove, to the enclosed rear garden. In addition to the 2 bedrooms there is a kitchen with a range of high and low units together with a bathroom with traditional suite in white. The block paved drive and additional gravel topped parking area are supplemented by a further designated space at the head of the cul de sac.

An excellent retirement property or first time buyer opportunity.

ENTRANCE

A Pvcu door opens to the hall with radiator, coving and airing cupboard.

LOUNGE 5.27m x 2.98m (17'4" x 9'10")

A generous room centred on the cast iron multi fuel stove and linking to the garden room via Pvcu double glazed French doors. The room also includes a radiator and coving.

GARDEN ROOM 2.56m x 1.93m (8'5" x 6'4")

A multi use room opening to the enclosed rear gardens with Pvcu double glazed windows to 2 aspects, matching French doors and quarry tiled floor.

KITCHEN 2.79m x 2.41m (9'2" x 7'11")

Appointed with a range of weave style fronted units with marbled worktops and including a single stainless steel sink unit with cupboards under, plumbing for an automatic washing machine, space for an upright fridge/freezer, cooker recess, wall mounted gas fired heating boiler, tiled splash areas and Pvcu double glazed window to the front aspect.

BEDROOM 1 3.77m x 2.88m (12'5" x 9'5")

A rear facing double room with laminated flooring, recessed hanging space, radiator and Pvcu double glazed window.



BEDROOM 2 2.5m x 2.32m (8'2" x 7'7")

A forward facing room with Pvcu double glazed window and radiator.

BATHROOM 1.79m x 1.78m (5'11" x 5'10")

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, panelled bath, tiled to full height on 2 walls, radiator and extractor fan.

OUTSIDE

The property is fronted by a block paved reception area and the remainder of the front is laid to gravel to provide additional parking space. A side gate opens to the enclosed rear of the home which features a central gravel topped area with flagged walkways, ornamental tree and timber garden shed. There is an additional designated parking space belonging to number 50 at the head of the cul de sac.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle

your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.







