



### 34 South Street

Caistor, Market Rasen, LN7 6UB



Book a Viewing!

## £100,000

A rare opportunity to purchase a ground floor flat offered for sale with no onward chain, located within the centre of the historic town of Caistor. The property benefits from local amenities and shops within close proximity. The accommodation comprises two Bedrooms, a spacious Bathroom and an Open Plan Kitchen/Living/Dining Room with access to the communal rear garden. Viewing is highly recommended.





**SERVICES**

Mains electricity, water and drainage. Electric heating.

**EPC RATING – E.**

**COUNCIL TAX BAND – A.**

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

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Leasehold.

**LEASEHOLD INFORMATION**

Length of Lease - 999 years from 25 March 2018  
(30/07/2018 to 24/03/3017)

Years Remaining on Lease - 991

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



The property is being sold leasehold with a share of the freehold. The freehold will be shared jointly between this property and the first floor apartment known as 4 Beech Sheldon Court, Bobs Lane, Caistor, which is also currently owned by the vendor. The lease was granted for a term of 999 years from 25 March 2018 and has approximately 991 years remaining. We understand that there is currently no ground rent or formal maintenance charge in place. Any future maintenance arrangements, shared responsibilities and associated contributions will be agreed between the respective owners and their solicitors during the conveyancing process.

#### **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.



#### **HALL**

With external doors to the front and rear elevations, radiators and doors leading to rooms.

#### **BEDROOM 1**

14' 6" x 8' 4" (4.42m x 2.54m) With carpet flooring, radiator and window to the front elevation.

#### **BEDROOM 2**

14' 1" x 7' 9" (4.29m x 2.36m) With carpet flooring, radiator and window to the front elevation.



#### **BATHROOM**

11' 7" x 7' 11" (3.53m x 2.41m) With vinyl tiled flooring, low level WC, wash hand basin, bath with overhead shower and storage cupboard housing water tank.

#### **LIVING ROOM**

14' 6" x 11' 7" (4.42m x 3.53m) With wood effect vinyl flooring, radiator, electric fireplace and UPVC double glazed window to the front elevation.



#### **KITCHEN**

12' 10" x 8' 5" (3.91m x 2.57m) With wood effect vinyl flooring, fitted with a range of wall and base units, integrated stainless steel sink with drainer, integrated electric oven, integrated induction hob with extractor fan over, UPVC double glazed window to the rear elevation and opening into the living room.

#### **CELLAR**

10' 2" x 9' 10" (3.1m x 3m)

#### **OUTSIDE**

To the rear there is a shared communal garden area with side access for bins and external rear door access.

#### 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](http://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 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 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 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 Mundy's 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.

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### Basement

Approx. 9.3 sq. metres (99.9 sq. feet)



### Ground Floor

Approx. 62.6 sq. metres (674.2 sq. feet)  
(excluding unnamed room)



Total area: approx. 71.9 sq. metres (774.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
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22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 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 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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