



## 6 Mill Grange, Caistor, Market Rasen, LN7 6JG



Book a Viewing!

**£500,000**

Set in a rarely available and elevated position, a substantial executive home offering spacious, well-planned accommodation finished to a high standard throughout. The property was thoughtfully designed and constructed by a well-regarded local builder and now provides an impressive family home with a particularly versatile layout. The ground floor is centred around the open-plan living, dining and kitchen area, which features bi-fold doors opening onto the gardens and a double-sided fireplace with an inset log-burning stove. There is also a separate sitting room, utility room, cloakroom/WC and a welcoming reception hallway. To the first floor is a spacious landing with a useful study area. The principal bedroom benefits from a dressing area and en-suite shower room, while bedroom two also has an en-suite. There are three further bedrooms together with a family bathroom. A substantial loft space offers potential for conversion into further living accommodation (subject to any necessary planning permissions, building regulations approval and other consents). Outside, the property enjoys wraparound gardens, together with a generous walled and gated driveway providing extensive off-road parking and access to the integral larger-than-average single garage. The combination of its elevated setting, generous accommodation and flexible family layout makes 6 Mill Grange a particularly attractive and well-proportioned home.





#### LOCATION

Caistor is a historic, picturesque Market Town located on the Viking Way just to the Northern border of the Lincolnshire Wolds. It enjoys a wonderful variety of traditional amenities such as independent retail outlets, Doctors and excellent schooling (Caistor Grammar School - Ofsted Graded 'Excellent' and Caistor Church of England Methodist Primary School - Ofsted Graded 'Good'). There is also a Sports Field, Gym and various Sports/Social Clubs. The town is situated just off the A46, giving easy access to larger road networks leading onto Grimsby, Lincoln, Scunthorpe, Barnetby Train Station and Humberside Airport.

#### NOTE

There is a scenic pedestrian pathway purely for the residents of Mill Grange which leads to Whitegate Hill and providing a picturesque short walk into the market town of Caistor.



## ACCOMMODATION

### RECEPTION HALL

With a composite oak-effect entrance door opening into the Reception Hallway, oak doors to all principal rooms, courtesy door to the Integral Garage, electrical consumer units, staircase rising to the First Floor with understairs storage and a double cupboard housing the plant workings for the underfloor heating system.

### WC

7' 6" x 4' 9" (2.30m x 1.47m) With a frosted uPVC window to the side elevation, recessed downlighting, extractor, vanity wash hand basin with patterned tiled upstands, WC and towel radiator.



### SITTING ROOM

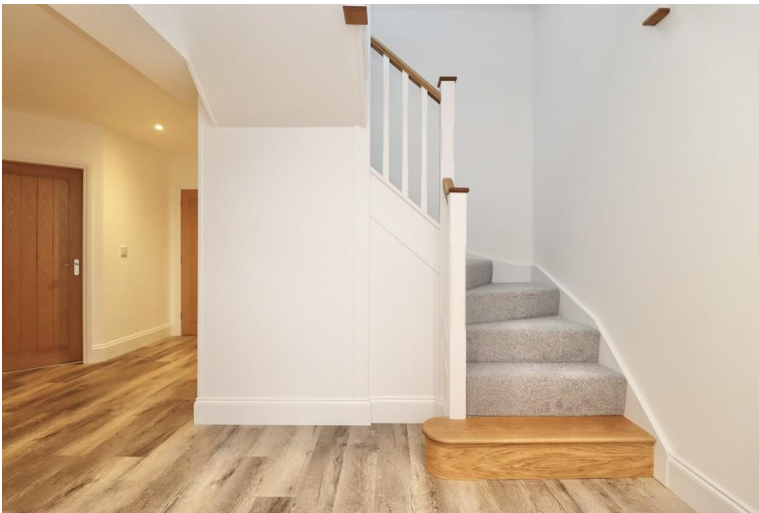
14' 8" x 14' 0" (4.48m x 4.27m) With a uPVC window to the side elevation, ceiling light point and underfloor heating.

### UTILITY ROOM

11' 6" x 7' 0" (3.52m x 2.14m)

### OPEN PLAN LIVING/KITCHEN/DINER

A fantastic partially open plan living space partitioned by the focal double-fronted Inglenook feature fireplace.



### LOUNGE AREA

13' 10" x 19' 8" (4.23m x 6m) With a dual aspect views provided by uPVC windows to each of the side elevations, recessed downlighting, two TV points and a large focal Inglenook fireplace.

### DINING KITCHEN AREA

15' 1" x 19' 7" (4.62m x 5.98m) A superb entertaining space with uPVC windows to each of the side elevations and full length bi-folding doors to the front elevation, recessed downlighting, large focal Inglenook fireplace.

### FIRST FLOOR LANDING

A Large Galleried Landing with Velum style windows and space for Study/Reading area, recessed downlighting and opening to the Inner Landing.

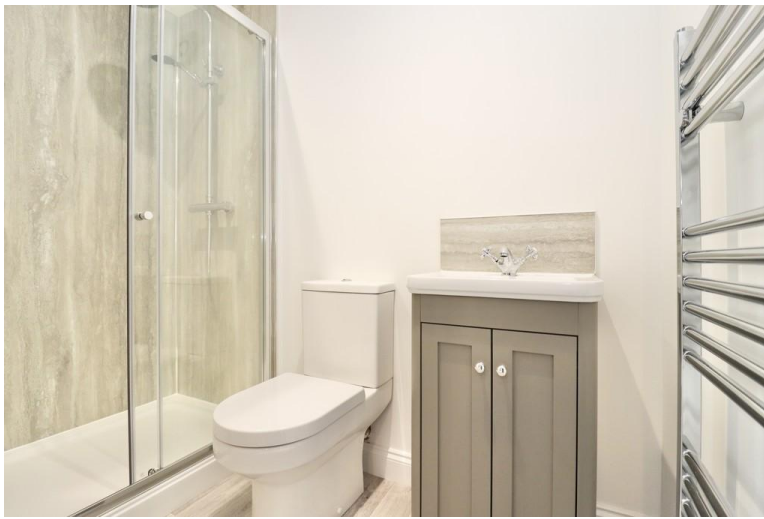
### BEDROOM THREE

13' 0" x 14' 9" (3.98m x 4.51m) With a uPVC window to the side elevation, two ceiling light points, radiator and TV point.

### INNER LANDING

With a uPVC window to the side elevation, ceiling light point, radiator, oak doors to the further First Floor Rooms and access to the ceiling loft hatch with fitted fold down ladder leading to the extensive Loft Space.





#### BEDROOM FOUR

14' 5" x 9' 8" (4.40m x 2.95m) With uPVC windows to the rear and side elevations, ceiling light point, radiator, built-in wardrobes and TV point.

#### BEDROOM FIVE

14' 1" x 9' 8" (4.31m x 2.97m) With a uPVC window to the rear elevation, ceiling light point, radiator and built-in wardrobes.

#### FAMILY BATHROOM

12' 8" x 8' 2" (3.88m x 2.50m) max With a frosted uPVC window to the side elevation, recessed downlighting, towel radiator, vanity wash hand basin with patterned tiled upstands, WC, large freestanding oval bath with ornate high rise mixer tap over, shower cubicle with sliding entrance door, aqua-panelling and a direct feed double head shower.



#### BEDROOM TWO

15' 1" x 9' 7" (4.61m x 2.93 m) max With a uPVC window to the side elevation, ceiling light point, radiator, built-in wardrobes and TV point.

#### EN-SUITE

6' 5" x 5' 1" (1.98m x 1.57m) With a vanity wash hand basin with tiled up stand, WC, corner curved shower cubicle with sliding doors, aqua-panelling, double head direct feed shower, extractor and recessed downlighting.



#### MASTER BEDROOM

15' 3" x 20' 0" (4.65m x 6.11m) With a uPVC full length feature window to the front elevation with far reaching rural views across Caistor and the Wolds, a further PVC window to the side elevation, two ceiling light points, recessed dressing/vanity area and TV point.

#### EN-SUITE

7' 9" x 3' 11" (2.38m x 1.20m) With a vanity wash hand basin with tiled up stand, WC, shower cubicle with sliding doors, aqua-panelling, double head direct feed shower, extractor and recessed downlighting.



#### LOFT ROOM

50' 10" x 13' 3" (15.5m x 4.06m) Offering potential for future conversion if desired, this vast loft space offers an excellent opportunity for additional Hobby Room/Bedroom (subject to necessary consent), with drop down timber ladder, boarded walkway and velum windows.

#### INTEGRAL SINGLE GARAGE

14' 3" x 18' 4" (4.36m x 5.60m) With a electric roller door, rear composite courtesy door, internal courtesy door into the Reception Hallway, power and lighting.



## OUTSIDE

The property enjoys wraparound gardens, together with a generous walled and gated driveway providing extensive off-road parking and access to the integral larger-than-average single garage.

## KEY FACTS FOR BUYERS

### SERVICES

Mains electricity and water. Drainage to Septic Tank. Gas central heating.

**EPC RATING – B.**

**COUNCIL TAX BAND – E.**

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

**TENURE -** Freehold.

**BROADBAND -** Check the broadband available for this property - [Broadband Checker](#)

**MOBILE COVERAGE -** Check the mobile coverage at the property here – [Mobile Checker](#)

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

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#### 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.

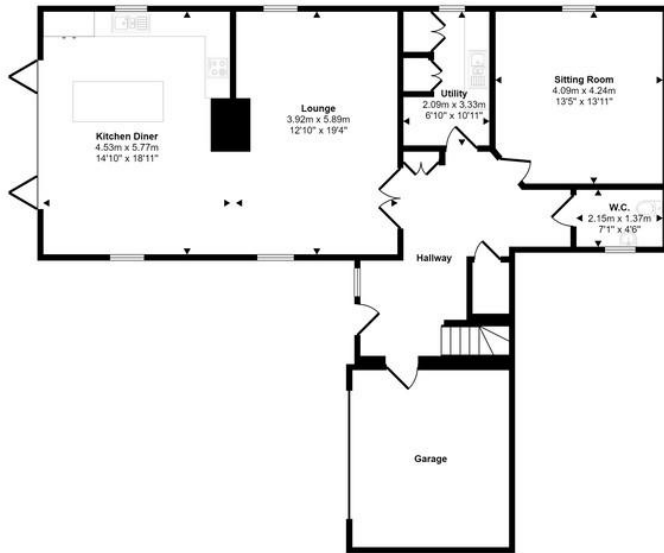
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Approx Gross Internal Area  
231 sq m / 2481 sq ft



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.



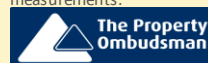
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**Lincoln**  
**LN2 1AS**  
**01522 510044**

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**Market Rasen**  
**LN8 3EH**  
**01673 847487**

**22 King Street**  
**Southwell**  
**NG26 0EN**  
**01636 813971**

**46 Middle Gate**  
**Newark**  
**NG24 1AL**  
**01636 700888**

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