

7 Shooters Close, Caistor,

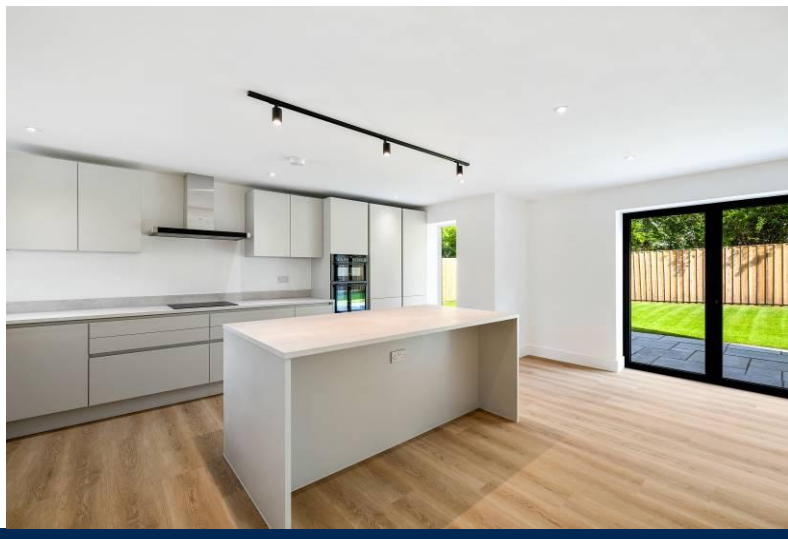
Market Rasen, LN7 6FB

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 847487 for more information.





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







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 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 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 Walter 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 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Cemetery
6
7
46
48
5
4
3
58
2
1
15
16
8
134
132
132A
NORTH KELSEY ROAD


Garage
2.92m x 6.04m
9' 7" x 19' 10"





29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.