



18a South Street

Caistor, Market Rasen, LN7 6UB



Book a Viewing!

£79,950

A rare opportunity to acquire this Three-Bedroom property located in the very heart of the historic Georgian market town of Caistor. Positioned just steps from the town's shops, cafés, and local amenities, the property offers generous and flexible accommodation arranged over four levels and enjoys elevated views across the town and towards the Lincolnshire Wolds. The layout begins with an Entrance Hallway leading to the First Floor, where a Landing provides access to the Lounge and a separate Kitchen. The Landing also gives access to a large restricted head-height storage space, ideal for occasional use or as a hobby area. From the first floor, stairs rise to a spacious Double Bedroom with fitted wardrobes and a Bathroom. From this level, further steps lead to an additional Landing, giving access to another generous Double Bedroom and a Third Bedroom/Study. The upper levels of the home offer countryside views, overlooking Caistor's historic marketplace and the surrounding Wolds.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Leasehold.

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, 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, Swimming Pool and various sorts/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.



LEASEHOLD INFORMATION PROVIDED BY THE VENDOR
Lease - 99 years as of March 1992 - 65 years remaining as of 2021;

Ground Rent - TBC;

Buildings Insurance - 18a is liable to pay a 3/4 of this cost - TBC;

Other Costs – There is an agreement that the entire property needs to be externally painted every 5 years. 18a is liable for a 3/4 of the cost. This was last completed in July 2021.

ENTRANCE HALL

11' 05" x 3' 09" (3.48m x 1.14m) Fitted composite entrance door opening into the ground floor hallway, having built in double cupboards to base and eye level, frosted double glazed window to the rear elevation, smoke alarm, radiator, wall light point and staircase to the first floor.

FIRST FLOOR LANDING

Having smoke alarm, ceiling light point, opening and door to the reduced ceiling height room to the left and a slight step up and through an archway to the Inner Hall, providing access to the staircase to the Second Floor, entrance to the kitchen and door to the Lounge Diner.

ROOM

21' 10" x 13' max (6.65m x 3.96m) Having a reduced ceiling height of 4ft 3. Partly galleried area with balustrade overlooking the staircase to the ground floor, opening to the Landing and 3x wall light points, 2x radiators, TV point and dual aspect views provided by double glazed window to the rear elevation and double glazed window to the front elevation

KITCHEN

6' 10" x 11' 03" (2.08m x 3.43m) Having laminate wood flooring, radiator, space for breakfast table and double glazed window to the side elevation. The kitchen comprises a variety of white gloss finished units to base level with contrasting work surfaces above, an inset ceramic sink with mixer tap, space for fridge and washing machine and further complimenting units and display cabinet to eye level. 'Hotpoint' oven with 4 ring 'Hotpoint' gas hob and extractor above. Wall mounted Worcester Bosch gas fired combi central heating boiler.

LOUNGE DINER

16' 03" x 9' 06" (4.95m x 2.9m) Part laminate flooring, part carpeted, having large double glazed window to the front elevation, ceiling light point, TV point and radiator.

SECOND FLOOR LANDING

Having a return staircase with ceiling light point and frosted double glazed window to the rear elevation.

BEDROOM ONE

16' 04" x 9' 06" (4.98m x 2.9m) Having built in wardrobes with sliding, mirrored doors, fan ceiling light point, radiator and double glazed window to the front elevation.





BATHROOM

9' 03" x 8' 03" (2.82m x 2.51m) Having non-slip vinyl flooring, recessed downlights and aqua panelling to ceiling and half tiled walls. Large frosted double glazed tilt and turn window to the side elevation, chrome radiator/towel rail, additional wall mounted electric fan heater, WC, large panelled bath with mixer tap and telephone style handset, vanity wash hand basin with surrounding vanity area having mirrors, cupboards and shelving. A large corner shower cubicle, full tiled to splashbacks with sliding doors and a direct feed 'Aqualisa' shower.

INNER HALLWAY

Having slight step up to the Inner hallway with laminate flooring, ceiling light point, smoke alarm, shelving, loft hatch and doors to the remaining two Bedrooms.



BEDROOM TWO

12' 09" x 11' 04" (3.89m x 3.45m) Dual aspect views provided by 2x large tilt and turn double glazed windows to the front and side elevation. Radiator, ceiling light point and built-in wardrobes with sliding door cupboards above.

BEDROOM THREE

6' 10" x 6' 02" plus 6' x 3' 05" (2.08m x 1.88m) A 'L' shaped room having side dressing area with hanging railings, double glazed window to the side elevation, laminate flooring, radiator and ceiling light 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

SMB & Betteridge, Ringrose Law LLP, Burton and Co, 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 Callum Lyman will be able to provide information and service they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings 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

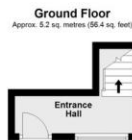
- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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:

- 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 has any authority to make or give representation or warranty whatever in relation to this property.
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