



12 Ayscough Grove
Caistor, LN7 6QR



Book a Viewing!

£230,000

A well presented, recently renovated Three Bedroom Semi Detached Bungalow situated in a quiet cul-de-sac location within walking distance of Caistor town centre, which offers a range of local amenities and schools. The property is also located within the catchment area for Caistor Grammar School. The accommodation comprises Three Double Bedrooms, Bathroom, separate WC and an Open Plan Kitchen/Dining Room leading into the Living Room. There is also a Conservatory/Potting Shed with Utility area. Outside, to the rear is a well maintained lawn with a craft shed and a single detached garage which has been converted into a bar. To the front of the property there is a lawn with shrubs and flowerbeds, along with a spacious driveway providing off-road parking and access to the garage and rear. The property also benefits from solar panels installed to both the front and rear roof elevations. Viewing is recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

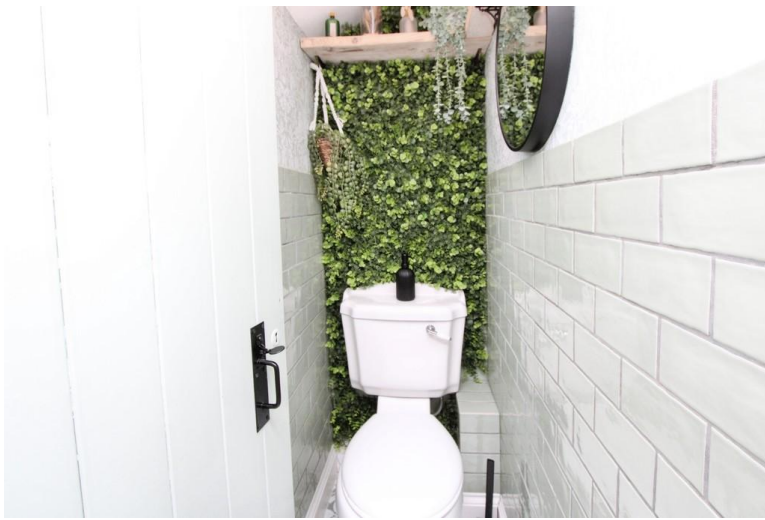
LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

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 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.



PORCH

External door to the front elevation leading into porch area with door into hallway.

HALL

External glazed door, laminate flooring, radiator, airing cupboard housing boiler and doors leading to principal rooms.

LIVING ROOM

17' 10" x 11' 7" (5.44m x 3.53m) Laminate flooring throughout, radiator, multi-fuel log burner, uPVC double glazed windows to front and side elevations and door leading into the hallway.

KITCHEN

9' 11" x 18' 8" (3.02m x 5.69m) Laminate flooring, fitted with a range of wall and base units with tiled splashbacks, double sink with drainer, integrated gas hob with extractor fan over, integrated dishwasher, double oven, fridge freezer and radiator. uPVC double glazed external door leading into conservatory and uPVC double glazed windows to rear and side elevation. Space for dining table and open plan access into the living room.



BEDROOM 1

16' 1" x 10' 10" (4.9m x 3.3m) Radiator, built-in wardrobe and uPVC double glazed window to the rear elevation.

BEDROOM 2

11' 7" x 10' 10" (3.53m x 3.3m) Radiator and uPVC double glazed window to the front elevation.



BEDROOM 3

8' 3" x 8' 7" (2.51m x 2.62m) Radiator and uPVC double glazed window to the front elevation.

BATHROOM

6' 3" x 6' 7" (1.91m x 2.01m) Tiled flooring, radiator, low level WC, wash hand basin, bath with overhead shower, tiled surround and uPVC double glazed frosted window to the rear elevation.

CONSERVATORY

5' 9" x 15' 4" (1.75m x 4.67m) Laminate flooring, base units, uPVC double glazed windows, uPVC door to driveway and additional double doors leading onto the rear garden.

WC

2' 4" x 3' 10" (0.71m x 1.17m) Tiled flooring, low level WC, tiling to half height and frosted window to the rear elevation.

UTILITY ROOM

6' 4" x 6' 7" (1.93m x 2.01m) Base units with spaces for washing machine and dryer.

GARAGE

19' 5" x 9' 9" (5.92m x 2.97m) Detached garage which has been converted into a bar with light, power and fireplace. Solar panels are installed to the rear roof elevation.





OUTSIDE

To the rear of the property there is a paved patio area leading onto well maintained lawns with raised beds to the perimeter. To the bottom of the garden is a craft room and wooden shed.

To the front of the property there are well maintained lawns with shrubbery, plants and a large driveway providing off-road parking. There is access to the rear via the side of the property. Solar panels are installed to the front roof elevation.



WEBSITE

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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.

CNH 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.

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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

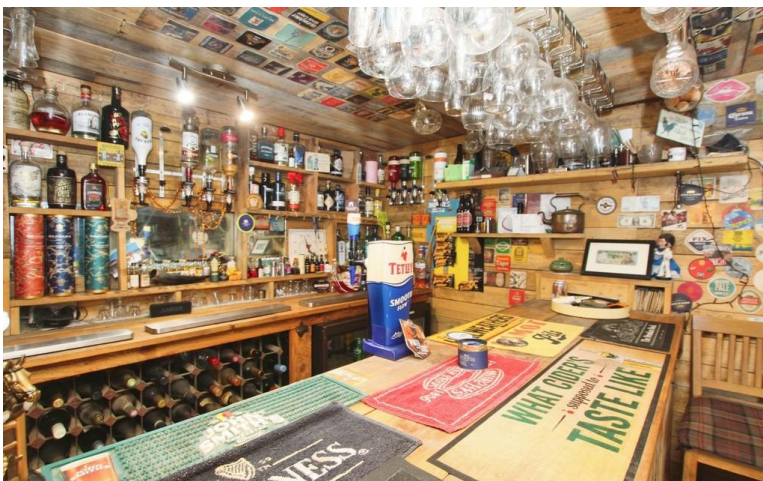
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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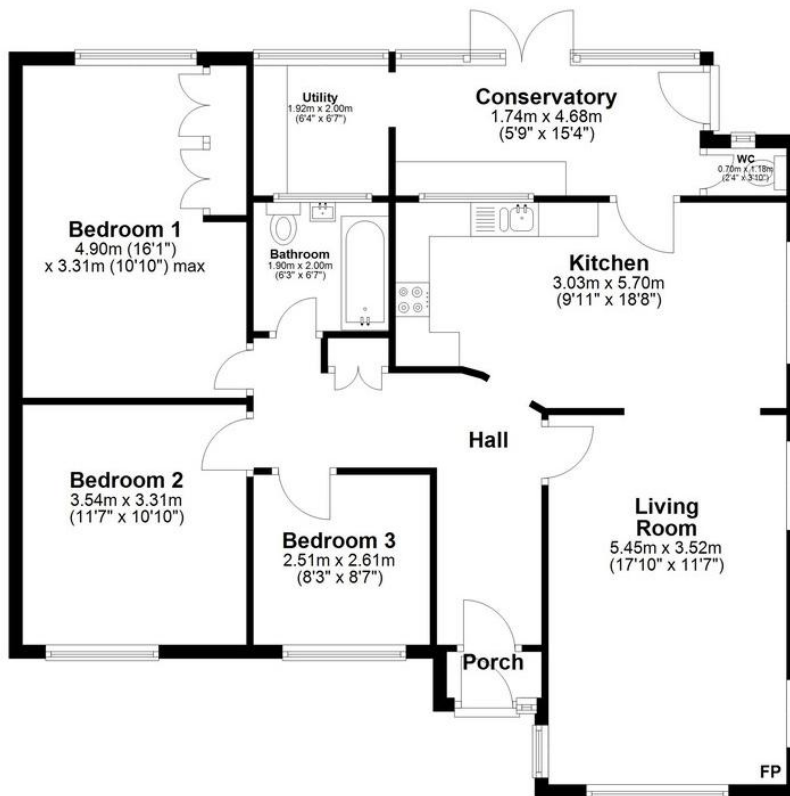
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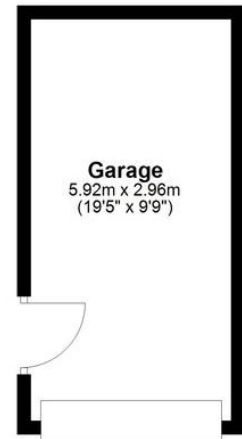
Ground Floor

Approx. 102.8 sq. metres (1106.2 sq. feet)



First Floor

Approx. 17.5 sq. metres (188.6 sq. feet)



Total area: approx. 120.3 sq. metres (1294.8 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
01522 510044

22 Queen Street
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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