



11 Westwold Road

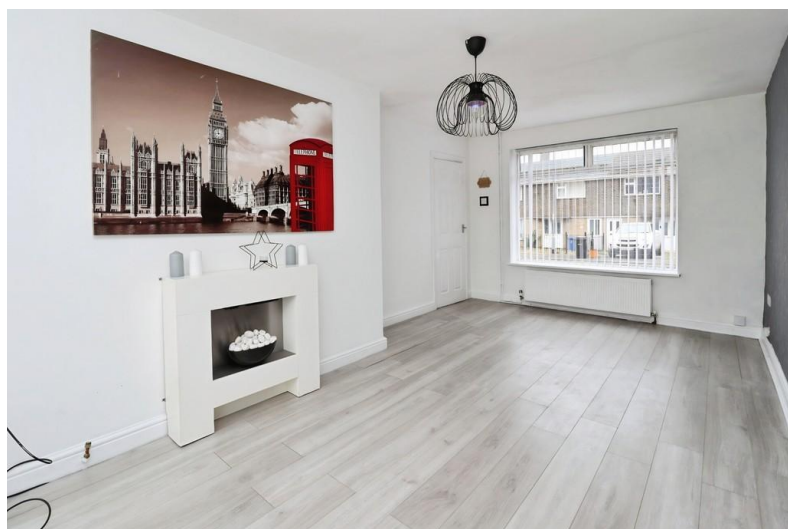
Caistor, LN7 6NF

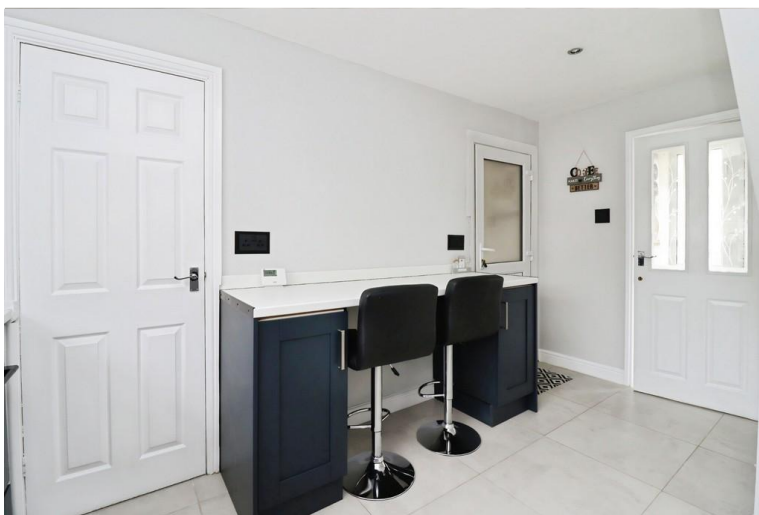


Book a Viewing!

£162,500

This three bedroom mid terrace property offers three bedrooms, a family bathroom and separate WC. The property benefits from a recently fitted kitchen and is being sold with No Onward Chain. The accommodation comprises an entrance hall, lounge/diner, kitchen, storage room and utility area, with three bedrooms, a family bathroom and separate WC to the first floor. Externally, the property benefits from off-road parking to the front and a rear garden with lawn, patio seating areas, garden shed and flower beds. The property is within the catchment for Caistor Grammar, within short walking distance to the primary school, local shops and amenities. Great opportunity for First Time Buyers or Buy To Let investors.





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.

ACCOMMODATION

HALL

With LVT flooring, radiator, stairs rising to the first floor, doors off to the downstairs rooms and uPVC double glazed window to the front elevation.

LOUNGE/DINER

17' 11" x 8' 11" (5.46m x 2.72m) With LVT flooring, radiator, uPVC double glazed window to the front elevation and uPVC double glazed sliding patio doors to the rear elevation leading onto the patio.



KITCHEN

14' 2" x 10' 8" (4.32m x 3.25m) With tiled flooring, radiator, fitted with a range of modern base units and breakfast bar, integrated electric oven, induction hob with extractor hood over, built-in Quartz sink with drainer, space for a freestanding fridge freezer, uPVC double glazed window to the rear elevation and door leading to utility room.

UTILITY ROOM

11' 9" x 5' 5" (3.58m x 1.65m) Fitted with wall units, spaces and plumbing for washing machine and tumble dryer, external door to the rear elevation and uPVC double glazed frosted window to the front elevation.

LANDING

With doors off to bedrooms, WC and bathroom, storage cupboard and uPVC double glazed window to the rear elevation.

BEDROOM 1

12' 1" x 10' 6" (3.66m x 3.2m) With radiator and uPVC double glazed window to the front elevation.

BEDROOM 2

9' 9" x 11' 8" (2.97m x 3.56m) With radiator, uPVC double glazed window to the front elevation and built-in wardrobe space.

BEDROOM 3

7' 11" x 8' 8" (2.41m x 2.64m) With radiator and uPVC double glazed window to the rear elevation

BATHROOM

5' 7" x 5' 2" (1.7m x 1.57m) With wash hand basin, towel radiator, panelled bath with mixer taps and overhead shower, uPVC double glazed frosted window to the rear elevation and tiled splashbacks throughout.

WC

2' 7" x 5' 1" (0.79m x 1.55m) With low level WC and uPVC double glazed window to the rear elevation.

OUTSIDE FRONT

With off-road parking for multiple vehicles.

OUTSIDE REAR

With well maintained lawn, two patio seating areas, garden shed and flowerbed areas.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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

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

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 – HOW WE MAY REFER YOU TO

<https://www.mundys.net/referral/>

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

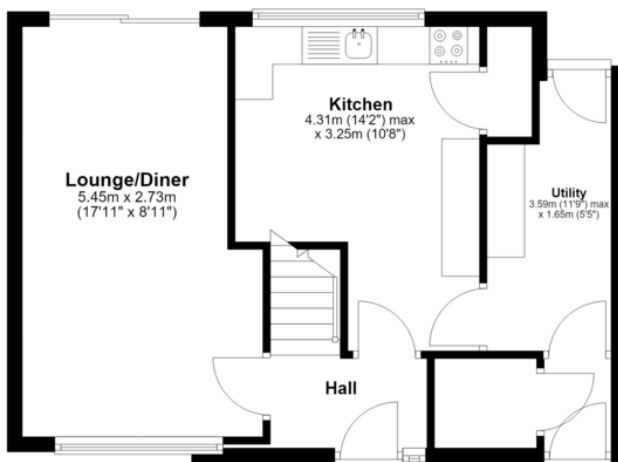
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (lessors) for whom they act as Agents given notice that:

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 whatsoever 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.

Regulated by RICS, Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



Total area: approx. 86.4 sq. metres (929.9 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
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.



www.mundys.net