

11 Mallard Drive, Caistor

£150,000

NEWTON FALLOWELL

11 Mallard Drive

Caistor, Market Rasen

Three bedroom semi-detached with bay lounge, dining kitchen, family bathroom, double glazing, garage, off-road parking for three cars, private rear garden, and no upward chain.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No upward chain.
- 15'6 bay fronted lounge
- Full width dining kitchen
- Garage and drive parking.
- Enclosed flagged rear garden













Entrance
A uPvc door opens to the hall with laminated floor, radiator and multi-pane door to the lounge.

Cloak room
Part tiled with close coupled wc, wall mounted wash hand basin and radiator.

Lounge
15' 6" x 15' 4" (4.72m x 4.68m)
A generous, forward facing family room with oriel bay window, 2 radiators, laminated flooring, contemporary fire surround with inset electric fire.

Dining Kitchen
15' 3" x 11' 3" (4.66m x 3.44m)
Offering more than ample room for a dining table or sofa this full width room is an ideal informal social space for family and friends alike. Appointed at one end with a good range of light fronted units with contrasting work tops the kitchen area also includes a gas cooker and space for an under the counter refrigerator. There is also plumbing for a washing machine together with a wall mounted gas fired combination boiler. A rear door opens to the enclosed, easily maintained garden.



Landing
Spindle balustrade rail, dado rail, radiator and access to the roof space.

Bedroom 1
15' 3" x 8' 8" (4.64m x 2.63m)
A well proportioned forward facing room with radiator and laminated flooring.

Bedroom 2
11' 7" x 8' 7" (3.53m x 2.62m)
A further, rear facing double room with radiator and laminated flooring.

Bedroom 3
8' 6" x 6' 5" (2.60m x 1.95m)
The final, forward facing room with laminated flooring, radiator and bulkhead plinth.

Bathroom
8' 7" x 6' 4" (2.61m x 1.92m)
Appointed with a traditional suite in white, with contrasting tiling to the splash and shower areas, and including a pedestal wash hand basin, close coupled wc, bathe with electric shower over, extractor fan, linen cupboard, radiator and tiled floor.

GARDEN

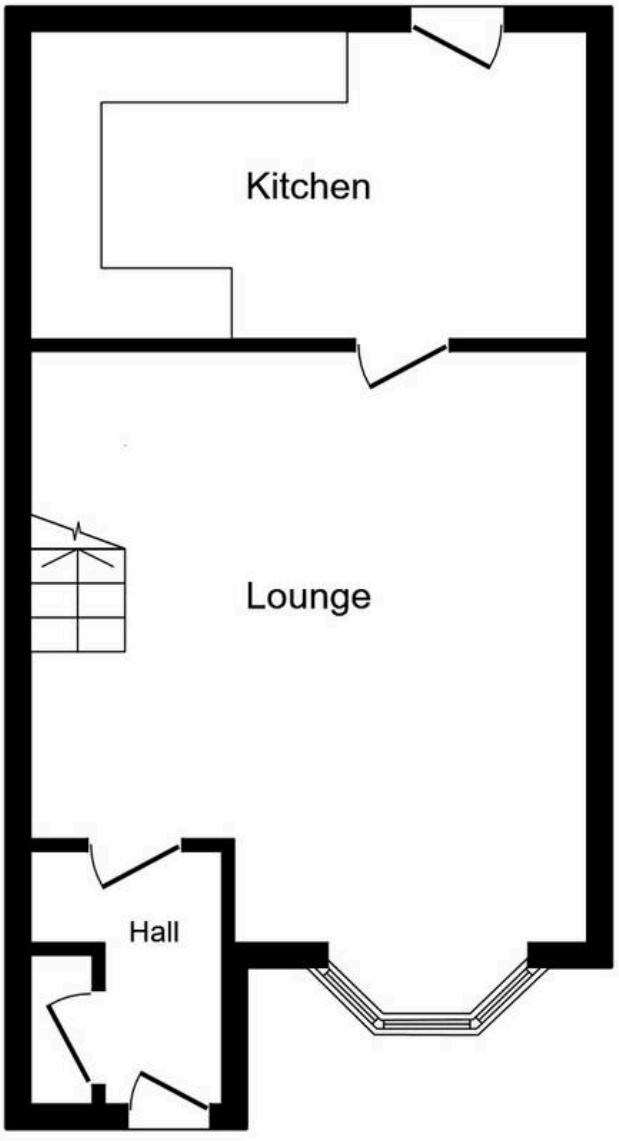
The home is approached over a sloping lawn with central flagged steps and block paved reception parking. Twin gates allow access to the side 2 car drive beyond which there is a brick and pitched tiled roof garage. A high gates opens to the enclosed rear of the property which is flagged to provide both ease of maintenance and a courtyard ideal for easy relaxation. A useful timber shed completes the home.

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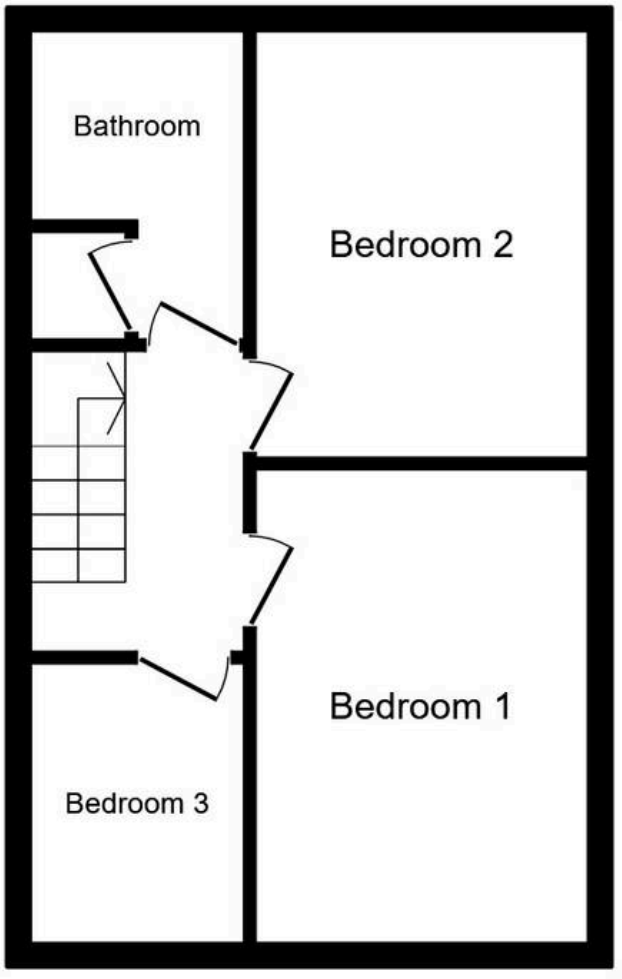








Ground Floor



First Floor

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