

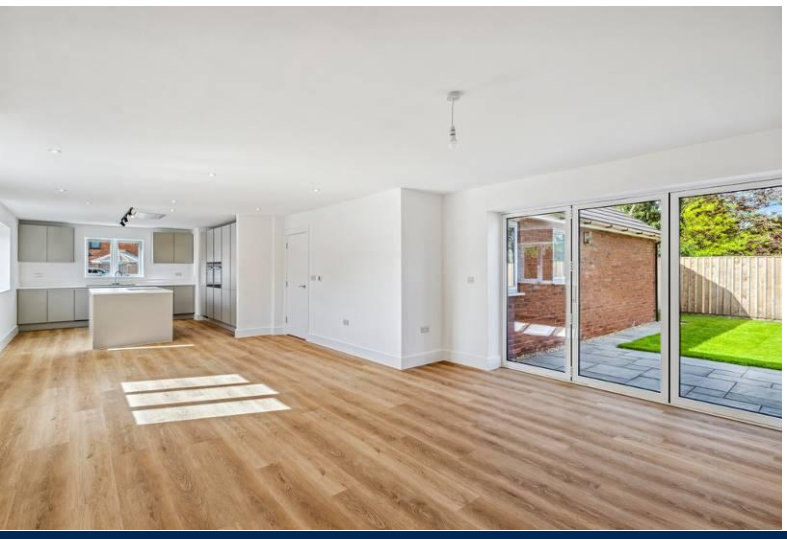
1 Shooters Close, Caistor,

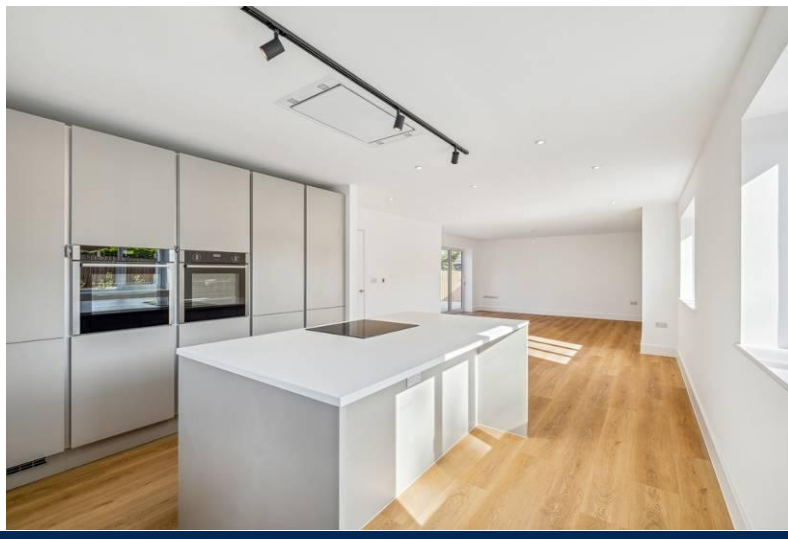
Market Rasen, LN7 6FB

Book a Viewing!

£450,000

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 and benefitting from Photovoltaic Solar Panels and an air source heat pump with underfloor heating. The impressive internal living accommodation briefly comprises of Main Entrance Hall with Cloakroom off, excellent Open Plan Kitchen/Dining and Living Area with Bi-folding doors leading to the rear garden, Utility Room, three/four Bedrooms, En-Suite to the Principal Bedroom, Study/Bedroom 4 and Family Bathroom. Outside there is a block paved driveway providing off road parking for vehicles and access to the attached garage. There is also gardens to the front, side and rear with a patio area. Viewing of these bungalows is highly recommended to appreciate the high specification and energy efficiency.





1 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









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.

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.

ACCOMMODATION

ENTRANCE HALL
14' 8" x 9' 6" (4.47m x 2.9m) With main entrance door, inset spotlights, underfloor heating controls and access to the roof void.

CLOAKROOM
7' 7" x 3' 10" (2.31m x 1.17m) With suite to comprise of Grohe wall hung WC, Vado sanitary ware with wash basin and vanity drawer below, extractor fan, inset spotlights and UPVC window to the front elevation.

KITCHEN AREA
13' 5" x 13' 5" (4.09m x 4.09m) Fitted with a range of high quality Leicht German kitchen units incorporating fitted tall larder units, base and wall units, central island with fitted drawers and units below, integrated appliances incorporating Neff induction hob and two fitted Neff ovens, integral fridge freezer, integral Neff dishwasher, Blanco sink and drainer, inset Falmec extractor fan, inset spotlights and two UPVC windows.

OPEN PLAN LIVING/DINING AREA
26' 5" x 15' 4" (8.05m x 4.67m) With double glazed Bi-folding doors and UPVC window and underfloor heating controls.

UTILITY ROOM
7' 5" x 6' 9" (2.28m x 2.06m) With fitted large larder unit, base units with work surfaces over, plumbing for washing machine and space for tumble dryer.

BEDROOM 1
14' 5" x 13' 0" (4.39m x 3.96m) With UPVC window to the front elevation and underfloor heating controls.

EN-SUITE
9' 0" x 4' 4" (2.74m x 1.32m) With suite to comprise of wall hung WC, Vado sanitary ware with wash basin and vanity drawer below, fitted shower cubicle, inset spotlights, extractor fan, vanity mirror and UPVC window to the side elevation.









BEDROOM 2
13' 6" x 12' 4" (4.11m x 3.76m) With UPVC window to the rear elevation and underfloor heating controls.

BEDROOM 3
13' 7" x 9' 10" (4.14m x 3m) With UPVC window to the rear elevation and underfloor heating controls.

BEDROOM 4/STUDY
8' 11" x 7' 6" (2.72m x 2.29m) With UPVC window to the side elevation and underfloor heating controls.

BATHROOM
7' 7" x 7' 7" (2.31m x 2.31m) With suite to comprise of Grohe wall hung WC, bath and shower over and Vado sanitary ware with wash basin and vanity drawer below, partly tiled walls, towel radiator, tiled flooring and UPVC window to the side elevation.

OUTSIDE
There is an extensive front lawned garden which extends to the side and rear. To the rear of the property there is an extensive patio area. There is a block paved driveway providing off road parking for vehicles and giving access to the garage. There is an outside water tap, power points, lighting and project EV car charging point.

GARAGE
20' 6" x 10' 8" (6.25m x 3.25m)

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
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46
48
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3
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1
58
16
15
8
134
132
132A
NORTH KELSEY ROAD


Open Plan Living/Dining Area
4.67m x 8.05m
15'4" x 26'5"
Bedroom 2
4.11m x 3.75m
13'6" x 12'4"
Bathroom
2.30m x 2.23m
7'7" x 7'7"
Bedroom 4/Study
2.72m x 2.28m
8'11" x 7'6"
Hallway
2.90m x 4.48m
9'6" x 14'8"
Utility Area
2.27m x 2.05m
7'5" x 6'9"
Bedroom 3
4.13m x 2.99m
13'7" x 9'10"
W.C.
2.31m x 1.16m
7'7" x 3'10"
Kitchen Area
4.08m x 4.08m
13'5" x 13'5"
Bedroom 1
3.86m x 4.40m
13'0" x 14'5"
En-suite
1.31m x 2.75m
4'4" x 8'0"





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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.