

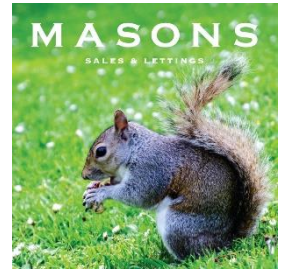


12 MALLARD DRIVE
CAISTOR LN7 6SA

M A S O N S
EST. 1850

12 MALLARD DRIVE, CAISTOR, MARKET RASEN, LINCOLNSHIRE LN7 6SA

An ideal first home or investment property for a landlord, this modern mid terraced house is well presented and has a garage just a few paces from the rear garden. There are two first floor bedrooms and bathroom, whilst the ground floor has an entrance lobby, dining-lounge and breakfast kitchen with units, oven, hob and hood. Gas CH system and UPVC DG windows in white. Enclosed rear garden. For sale with NO CHAIN



The rear elevation of No. 12 to the right and the owned garage with white door

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ABOUT 12 MALLARD DRIVE ...

This modern terraced house has brick-faced principal walls beneath a pitched timber roof structure covered in concrete tiles.

The property has uPVC double-glazed windows including an oriel bow window on the front elevation and external doors. Heating is by a wall-mounted gas central heating boiler with a foam-lagged hot water cylinder fitted to the airing cupboard in the bathroom.

Mallard Drive is a block-paved roadway with matching pavements and provides on street parking, but this property has a single garage in a row of three at the rear and accessed over a driveway at the rear of the terrace from Pheasant Court just to the north.

Directions

From the marketplace in Caistor proceed to the T-junction with the High Street and turn left down the hill. At the fork, bear left along North Kelsey Road and then follow the road for some distance until the third right turn into Mallard Drive. Number 12 will be found after a short distance on the right side.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

The main entrance is at the front of the property where a white uPVC part-glazed (double-glazed) door with arched pane opens into an:

Entrance Lobby

With ceiling light and high-level electricity consumer unit having MCBs. Walk-through shaped archway into the:





Lounge

A well-proportioned room with a feature staircase having white painted spindle balustrade and turned newel posts leading up to the first-floor accommodation. Double-glazed oriel bow window on the front elevation, two radiators, coved ceiling with rose to the ceiling light point and an electric fire set into a polished stone fire back and hearth, all positioned within a beech style, pillared timber surround. Central heating thermostat and eight-pane pine glazed door to the:

Breakfast Kitchen

With a range of units finished in high-gloss white and comprising base cupboard units, drawer unit with deep pan drawers, roll-edge, granite-effect work surfaces, matching wall cupboards and corner cupboard housing the Glow Worm Fuel Saver Mk II gas fired central heating boiler. which operates with a digital programmer adjacent.



Built-in Lamona electric fan oven incorporating grill, stainless steel four plate hob over and Candy stainless steel cooker hood above. There are ceramic tile splashbacks to the work surfaces, extending into the reveal of a window on the rear elevation with roller blind. Radiator, coved ceiling and space beneath the single drainer and work surface, together with plumbing for a washing machine or dishwasher. Rear uPVC part-glazed (double-glazed) door complementing the front door and opening onto the rear garden.

First Floor Landing

With radiator, smoke alarm and trap access to the roof void. White four-panel doors open onto the bedrooms and bathroom.

Bedroom 1 (front)

A double bedroom with wide, double-glazed window on the front elevation, radiator and white six-panel door to a spacious, recessed wardrobe having clothes rails, shelf over and a plinth to the side over the staircase bulkhead. Coving to the ceiling.

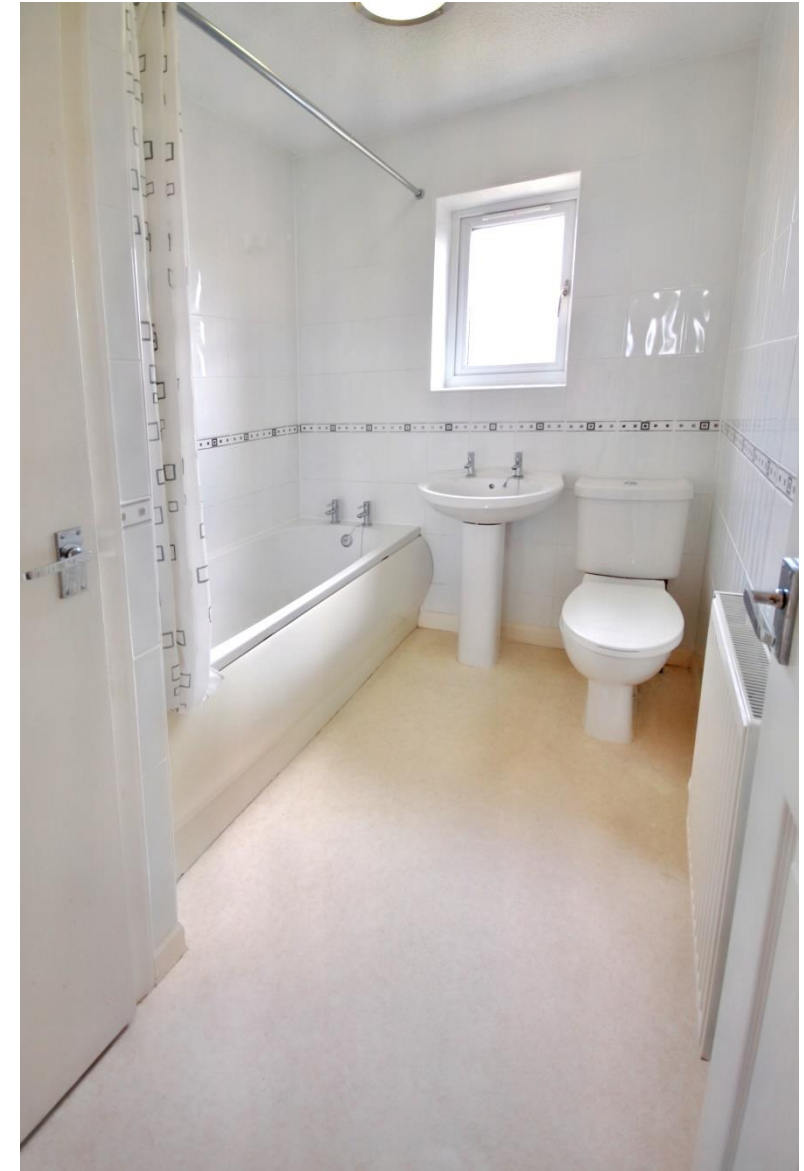


Bedroom 2 (rear)

A single bedroom with radiator, coved ceiling and double-glazed window on the rear elevation.

Bathroom

White suite comprising low-level, dual-flush WC, pedestal wash hand basin and panelled bath, both having lever mixer taps. Ceramic-tiled walls to full height, Triton electric shower unit over the bath, shower curtain and rail. Radiator, rear double-glazed window in ceramic-tiled reveal and door to built-in airing cupboard containing the foam-lagged hot water cylinder with slatted linen shelving over.



Outside

At the front of the property there is a lawned garden with slab-paved pathway and steps leading up to the main front entrance. The rear garden is enclosed by timber fencing and a brick-built wall to the rear boundary with a shaped, ledged and braced pedestrian door onto the block-paved roadway. This leads to the three garages, the centre of which belongs to the property. The garden is laid to lawn with a slab-paved patio and pathway, space for the storage of wheelie bins and path approach from the garden door. Outside water tap close to the rear door.

Garage

Of brick and block construction under a pitched, concrete-tiled roof, the garage has an up and over door, an internal pier to one side and wall shelving.

Viewing: By appointment through the agent.

Location

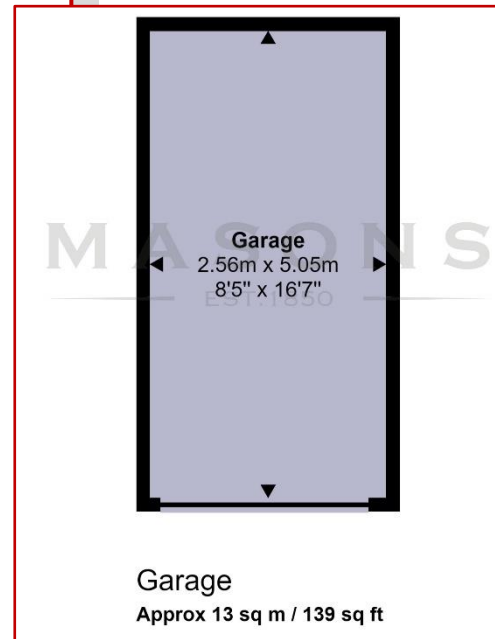
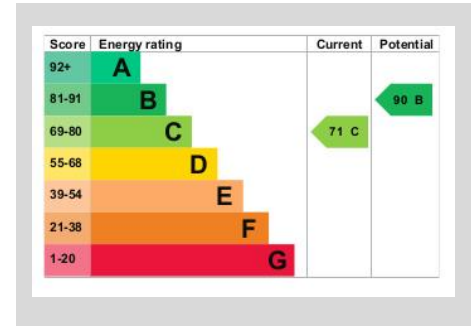
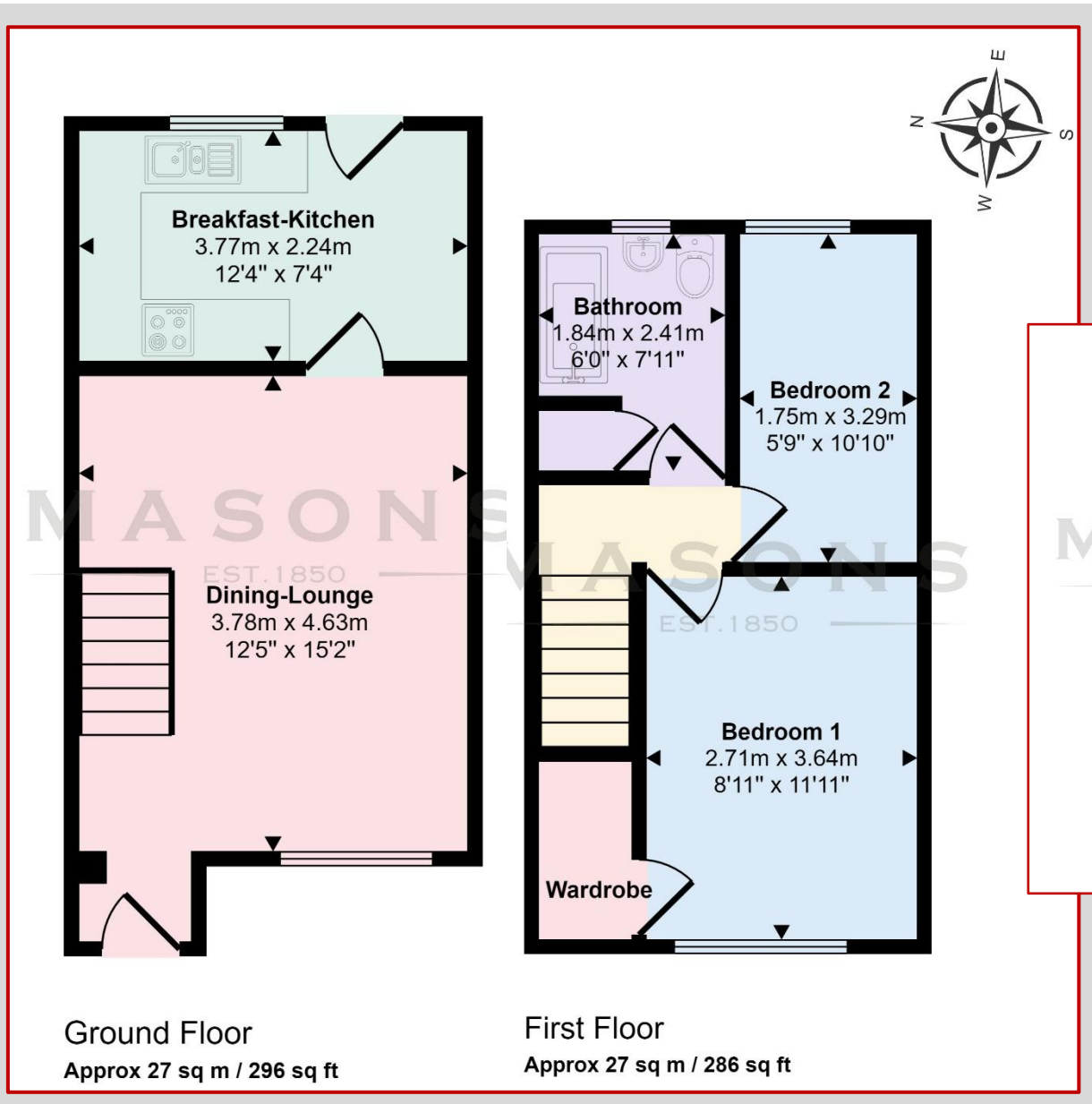
Positioned on the hillside at the northern edge of the Wolds, Caistor is notable for its handsome Georgian buildings but dates back to as early as Roman times. The town is popular with walkers as the Viking Way passes through and markets are held on Saturdays in the historic marketplace. There are 56 listed buildings in the town centre, places to eat as well as places of interest including Caistor Arts & Heritage Centre and a renovated Methodist Chapel. The local schools are the Caistor Grammar and the Caistor Yarborough Academy.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.



FLOORPLANS AND EPC GRAPH



MASONS
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