



# 1, The Meadow

| Caistor, Market Rasen | LN7 6XD

£225,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

# 1

The Meadow |

Caistor, Market Rasen | LN7 6XD

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Nestled in the charming Market Town of Caistor, which offers excellent schooling with the renowned Caistor Grammar School, perfect for families looking to provide their children with quality education options. Additionally, the property is located near the stunning Lincolnshire Wolds, offering a wealth of outdoor activities and picturesque landscapes for nature enthusiasts.

A Stunning Detached Bungalow which offers a Perfect Blend of Modern Living on the edge of town and Serene Countryside Walks close by.

Recently Renovated, ensuring a Fresh and Inviting Atmosphere for its new custodians. It features an Open Plan and Spacious Reception Room/Kitchen accommodating the Ultra Modern Fitted Kitchen with Central Island, perfect for entertaining guests or simple casual dining. Two Well Proportioned Bedrooms. The Re-Fitted Shower Room is thoughtfully designed, providing both comfort and convenience.

Outside there is the Ample Parking, accommodating up to three vehicle. There are manageable Gardens to Front and Rear.

- Stunning Detached Bungalow
- Grammar School Catchment
- Gorgeous Open Plan Living/Kitchen
- Gardens to Front & Rear
- Easy Reach of Caistor Town Centre
- Quiet 'No Through Road'
- Two Bedrooms, Re-Fitted Shower Room
- Off Road Parking

## Side Entrance Hall

Approached through uPVC panelled entrance door having two double glazed inserts and double glazed side screen. Radiator. Access to loft. Wood effect floor. Storage cupboard. Oak doors off.





## Gorgeous Open Plan Living/Kitchen

18'11 x 23'6 (5.77m x 7.16m)

Living Area: Windows to front and side. Two double radiators. Open Plan to Re-Fitted Kitchen Area: Fitted 'Matt Bottle Green' colour wall and base units with brushed steel handles. Wood effect work-surfaces with inset one and a half bowl, single drainer sink top. Central island/breakfast bar with matching base units and worksurfaces, inset electric hob with extractor hood over in glass canopy. Window and half double glazed door to side. Cupboard housing gas boiler.

## Bedroom One

10'1 x 10'3 plus recess (3.07m x 3.12m plus recess)

Radiator. Window to rear.

## Bedroom Two

10'2 x 10'11 plus recess and wardrobe (3.10m x 3.33m plus recess and wardrobe)

Double opening oak doors to wardrobe. Radiator. Window to rear.

## Re-Fitted Shower Room

Large walk-in rain shower with second attachment and glazed screen. Wash hand basin in vanity unit, finish in white high-gloss with double cupboard under. Low Level W.C. Tiled to water sensitive areas. Window to side. Chrome heated towel rail. Wood effect floor.

## Front Garden

Mainly laid to lawn.

## Driveway

Parking for two to three cars.

## Rear Garden

Lawn. Shed. Flower/herbaceous borders.

## Additional Information

Tenure: Freehold

Services: T.B.C.

Council Tax Band: C

EPC Rating: C



## Floor Plan to Follow

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">87</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<div style="display: flex; justify-content: space-between;"> <span>Current <span style="font-size: 2em;">72</span></span> </div>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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Agents Note:  
 Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.