



Wilmur, 73 Caistor Road

| Market Rasen | LN8 3JA

£250,000



Perkins George Mawer & Co.

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

# Wilmur

73 Caistor Road |

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Detached Bungalow ready to be Re-Loved. Set back from the main road, the bungalow enjoys a Peaceful Setting while still being conveniently located. Local amenities are within Walking Distance, providing easy access to shops, cafes, and essential services. Additionally, the property is situated on a bus route, making it simple to explore the surrounding areas or commute to nearby towns.

Nestled on Caistor Road in the charming town of Market Rasen, this Delightful Detached Bungalow offers a Warm and Inviting Atmosphere, perfect for those seeking a comfortable home. With two Well-Proportioned Bedrooms and a Spacious Reception room, this property is designed for both relaxation and entertaining. Other accommodation comprises Reception Hall, Kitchen/Breakfast Room, Lean-To Rear Porch.

One of the standout features of this property is the Generous Parking Space, accommodating up to Eight Vehicles plus a Single Garage, which is a rare find and ideal for families or those who enjoy hosting visitors.

The Garden offers a Lovely Outdoor Space, Perfect for Enjoying the Fresh Air or Tending to Plants. This bungalow is an excellent opportunity for anyone looking for a comfortable and accessible home in a friendly community. Whether you are a first-time buyer, a downsizer, or seeking a peaceful retreat, this property is sure to meet your needs. Don't miss the chance to make this Charming Bungalow your new home.

- Sought After Location
- Close to Town Centre
- Set in Large Gardens
- Nice Sized Living Room
- Kitchen & Lean-To
- Two Bedrooms & Bathroom
- Ample Parking plus Garage
- No Onward Chain

## Entrance Hallway

Approach from the driveway, glazed front door top the entrance hallway, coving and radiator.





### Living Room

15'5 x 10'10 (4.70m x 3.30m)

Electric fire with tiled surround. Coving and two radiators. Front aspect and side aspect windows.

### Kitchen-Diner

7'10 x 10'10 (2.39m x 3.30m)

Fitted with wall and base units. Stainless steel sink and drainer. One radiator. Window to side aspect. Access to the lean to.

### Lean to

4'10 x 9'10 (1.47m x 3.00m)

Small PVC white lean to leading off the kitchen to the rear garden.

### Bedroom One

11'11 x 10'11 (3.63m x 3.33m)

Front aspect double bedroom. Coving and radiator.

### Bedroom Two

11'1 x 7'11 (3.38m x 2.41m)

Rear aspect double bedroom. Coving and radiator.

### Bathroom

Three piece suite. Coving and radiator. Cupboard housing foam hot water cylinder.

### Single Garage

30 x 10'2 (9.14m x 3.10m)

Single garage set at the side rear of the property, divided internally.

### Front Garden

Access from the main road through wrought iron gates to the front garden and driveway. Access for eight vehicles. Laid to lawn with TPO for the front aspect trees.

### Rear Garden

Laid to law. Two green houses. Nature hedgerows and shed.

### Additional Information

Tenure: Freehold

Services: All Mains Services are Connected


Council Tax Band: B - West Lindsey

EPC Rating: T.B.C.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Floor Plan to Follow

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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.