



8, Mallard Drive

| Caistor | LN7 6SA

£725 PCM



Perkins George Mawer & Co.

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

8

Mallard Drive |

Caistor | LN7 6SA

£725 PCM

Don't Miss Out! Charming End-Terrace situated in the picturesque market town of Caistor, this delightful end-terrace home on Mallard Drive offers an excellent opportunity for first-time renters or a small family.

The property features two well-proportioned bedrooms, providing comfortable and practical living space. A bright and welcoming reception room creates the perfect setting for relaxing evenings or entertaining guests.

The recently fitted kitchen is generously sized and includes space for a small dining table, making it both functional and sociable. The home also benefits from a well-appointed bathroom with a shower over the bath, designed for everyday convenience.

Outside, the property offers a rear garden, ideal for enjoying outdoor time, along with a car port and dedicated parking for one vehicle.

Caistor is highly regarded for its strong school links and friendly community atmosphere. Surrounded by beautiful countryside, the area is perfect for those who enjoy peaceful walks and outdoor activities.

With its appealing features, practical layout, and sought-after location, this charming home is an ideal starter property and an opportunity not to be missed.



Main Entrance

Via part glazed hard wood door leading through to entrance porch, opening to the open plan lounge.



Entrance porch

Magnolia painted walls, central ceiling light, wall mounted fuse box, coat peg hooks, cream carpeting.

Lounge

15'03" x 12'06" (4.65 x 3.81)

Double glazed dark stained bow window to the front elevation, magnolia painted walls, central heating radiator, wall mounted black pebble electric fire, open under stairs storage area, telephone and television point, dark stained staircase leading to the first floor accommodation with cream carpeting, smoke alarm, dark stained beams to the ceiling, door leading through to the kitchen.

Breakfast kitchen

12'06" x 7'04" (3.81 x 2.24)

Double glazed dark stained window to the rear elevation with fitted venetian blind, part glazed dark stained door leading to the rear elevation, range of white wall base and drawer units with complementary grey working surfaces above, twin wall mounted glazed display units, stainless steel 1 ½ bowl sink unit and drainer, free standing silver oven with four burner gas hob, plumbing and space for washing machine, part tiling to the walls in grey, part magnolia painted walls, wall mounted boiler unit, space for breakfast table, grey tile effect flooring, central heating radiator, carbon monoxide alarm.

Staircase and landing

Magnolia painted walls, cream carpeting, loft access, central heating radiator, doors to both bedrooms and bathroom.

Bedroom one

11'09" x 8'11" (3.58 x 2.72)

Double glazed dark stained window to the front elevation, telephone point, central heating radiator, magnolia painted walls, beige carpeting, single door built in storage cupboard incorporating hanging rails and shelving.

Bedroom two

11'00" x 5'11" (3.35 x 1.80)

Double glazed dark stained window to the rear elevation, central heating radiator, magnolia painted walls, coving to the ceiling, beige carpeting.

Bathroom

Double glazed dark stained frosted window to the rear elevation, white suite comprising: bath with matching decorative side panel with chrome shower head and hose above, chrome shower rail, vanity wash hand basing with twin white high sheen storage cupboards below, low level flush WC, built in single door storage cupboard incorporating hot water cylinder and linen shelving, part tiling to the walls in beige, part magnolia painted walls, wood effect flooring, central heating radiator.

Outside

Front garden having off road parking with double screen gates leading to under cover carport with additional car parking and storage shelving, lawned area, screen fencing to the side boundaries.

Rear garden having paved patio area, artificial lawned area, garden storage shed, gravelled areas, outside power points.

Fees

Once you have viewed your chosen property and would like to proceed with an application to rent, you may complete an Application form which will provide full details of the application process including fees, referencing procedures and other information relating to the proposed tenancy and property. The costs associated with your application will be £40 per applicant if you choose not to proceed with the application for any reason you will then forfeit the fee. All applications are subject to contract and satisfactory references and we reserve the right to decline an application.

In addition you will also need to pay £150 tenancy fee.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Perkins George Mawer & Co
 Corn Exchange Chambers
 Queen Street
 Market Rasen
 Lincolnshire
 LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

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.