



## Saunders Close, Caistor, Market Rasen, LN7

**£210,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 4

GUIDE PRICE £210,000 - £220,000. Detached Family Home - Open Plan Dining Kitchen - Lounge - D/s wc and Utility Room - En Suite and Family Bathrooms - Garage and Driveway - Gardens We are pleased to offer for sale this beautiful four bedroom detached property located on the edge o

### Key features:

- detached family home
- 4 bedrooms
- En suite

## Extra info:

- **Property Age:** 10 years
- **Council Tax:** Band d (£146.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



GUIDE PRICE £210,000 - £220,000.

### **Open Plan Dining Kitchen - Lounge - D/s wc and Utility Room - En Suite and Family Bathrooms - Garage and Driveway - Gardens**

We are pleased to offer for sale this beautiful four bedroom detached property located on the edge of Caistor also benefitting from being within the catchment area for Caistor Grammar School. The property briefly comprises of: Lounge, dining kitchen, utility Room, downstairs WC and to the first floor there are four bedrooms with the master having an en suite shower room and Family bathroom, The property also has an enclosed rear garden and garage, viewings are highly recommended to appreciate this property.

#### **Lounge** 16'4" X 15'0"

Walk in bay window to front, central heating radiator, external door to the front elevation. The room continues to provide access to the dining kitchen, downstairs WC and stairs to the first floor accommodation.

#### **Dining Kitchen** 23'11" X 14'2"

Stunning full width open plan room comprising dining area and kitchen area, the kitchen area has a range of base and wall units in a walnut effect finish with brushed aluminium handles. The units include four high verticals and double stainless steel electric ovens, laminate worktop with stainless steel one and half sink with mono block tap. Four ring gas hob, centre island which doubles as a breakfast bar, the units include fridge, freezer, microwave and dishwasher. Tiled flooring, recessed spotlighting, central heating radiator and internal door leading to the utility area. The dining area has walk in bay with white uPVC double glazed french doors leading out to the rear gardens and patio with windows to each side, a further central heating radiator and adequate space for good size dining table.

#### **Utility Room** 8'2" X 4'1"

### Family Bathroom

External door leading to the side of the property, wall units to match those of the kitchen, further worktop with plumbing below for washing machine.

### Downstairs Wc

Two piece white suite comprising: Low flush close couple WC and basin with half pedestal. The room is part tiled, central heating radiator and tiled flooring.

### First Floor Landing

Doors to the bedrooms and family bathroom. Access hatch to the loft.

### Bedroom One 15'1" X 12'7"

White uPVC double glazed window to the front elevation with central heating radiator below, built in walk in wardrobe with sliding doors to the front and having full rails and shelving within. Internal door leads to the en-suite shower.

### En-Suite Shower Room

Double sized shower with overhead square drenching rose, white concealed flush WC, semi pedestal basin, stainless steel towel rail. White uPVC double glazed window with obscure glazing to the side elevation and tiled flooring.

### Bedroom Two 11'7" X 9'6"

White uPVC double glazed window to the rear elevation with central heating radiator below.

### Bedroom Three 12'1" X 9'6"

White uPVC double glazed window to the rear elevation with central heating radiator below.

### Bedroom Four 9'3" X 8'8"

White uPVC double glazed window to the front elevation with central heating radiator below.

### Family Bathroom

White three piece suite comprising of double ended bath with centre fill, basin with storage below, concealed flush WC, shower cubicle with hinged glazed doors and square drenching rose. Stainless steel heated towel rail, white uPVC double glazed window with obscure glazing to the side elevation and tiled flooring.

### External

The rear garden is predominantly laid to lawn on two levels with steps between with flagged pathway which gives access to the flagged patio area immediately adjacent to the rear of the property. The garden is fully enclosed with brick and fencing. To the front there is a driveway which gives off road parking for several vehicles and access to the integral garage. The front garden is laid to lawn with flagged pathway adjacent to the front of the property.

**Floor plan:**



## Energy Performance Certificate:

Energy Performance Certificate

**9, Saunders Close, Caistor, MARKET RASEN, LN7 6JL**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0558-7950-7302-1077-3934
<b>Date of assessment:</b> 05 December 2013	<b>Type of assessment:</b> SAP, new dwelling
<b>Date of certificate:</b> 05 December 2013	<b>Total floor area:</b> 119 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,755</b>
<b>Over 3 years you could save</b>	<b>£ 111</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block; background-color: #27ae60; color: white; text-align: center;">                     You could save £ 111 over 3 years                 </div>
Heating	£ 1,281 over 3 years	£ 1,281 over 3 years	
Hot Water	£ 288 over 3 years	£ 177 over 3 years	
Totals	<b>£ 1,755</b>	<b>£ 1,644</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #27ae60; color: white; padding: 2px;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #27ae60; color: white; padding: 2px;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #27ae60; color: white; padding: 2px;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #f1c40f; color: white; padding: 2px;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #f1c40f; color: white; padding: 2px;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #e67e22; color: white; padding: 2px;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #e67e22; color: white; padding: 2px;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(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>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Current</th></tr> <tr><td style="text-align: center; font-size: 1.2em;">80</td></tr> </table>	Current	80	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Potential</th></tr> <tr><td style="text-align: center; font-size: 1.2em;">89</td></tr> </table>	Potential	89	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Current														
80														
Potential														
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Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 111
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 699

**MISREPRESENTATION ACT, 1967.**

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