

Pygott & Crone

50 Mallard Drive

Caistor, Caistor, Market Rasen, LN7 6SA

Guide Price

£115,000

2 Bedroom Bungalow

- Freehold
- For Sale by Auction – T & C's apply
- Buyers fees apply
- Semi Detached Bungalow
- 2 Bedrooms
- Driveway & Separate Allocated Parking Space
- Ideal For Downsizing or Retirement
- Sought After Village Location
- Viewing Essential
- EPC Rating - C, Council Tax Band -A

Click here to access the Energy Performance Certificate for 50 Mallard Drive, Caistor, Caistor, Market Rasen, LN7 6SA





Overview

Modern Method of Auction - T & Cs Apply

Situated in the highly sought-after village of Caistor, this two-bedroom semi-detached bungalow is offered for sale with no forward chain, making it an excellent opportunity for buyers looking for a straightforward move. Ready for its next owner to put their own stamp on, the property is ideal for downsizers, those seeking retirement living, or anyone looking for a low-maintenance home in a desirable location.

Internal accommodation briefly comprises: Entrance Hallway, Kitchen, 2 Bedrooms, Bathroom, Lounge and Garden Room. Externally, the bungalow benefits from a driveway to the front, as well as an allocated parking space, providing convenient off-road parking.

Viewing is essential to appreciate the living accommodation on offer.









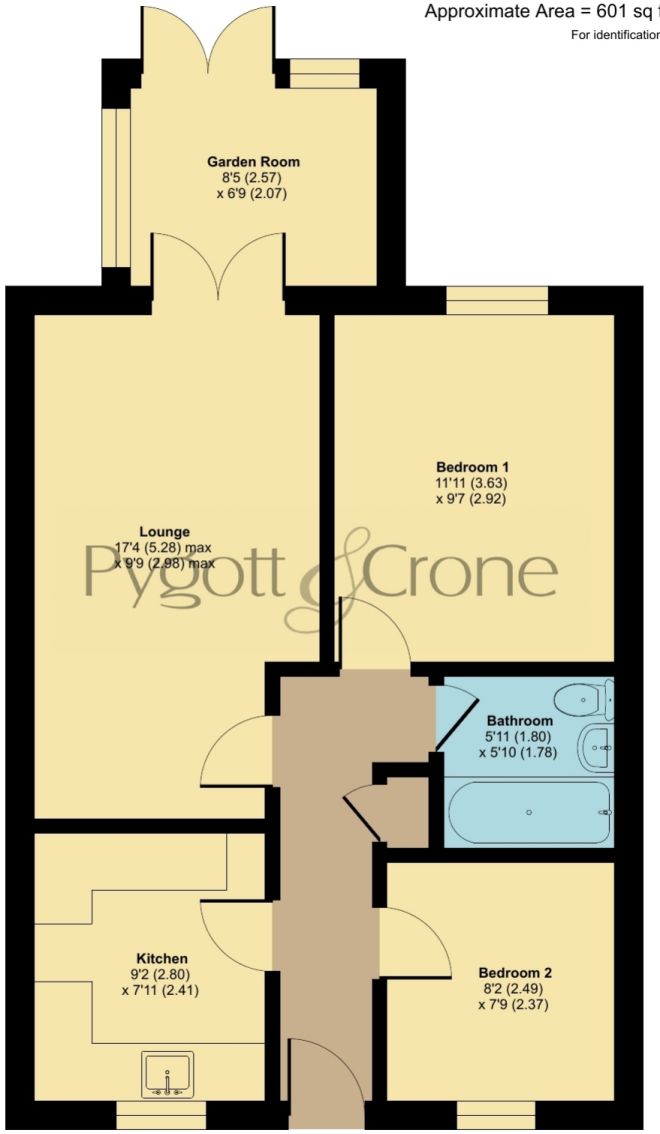




Mallard Drive, Caistor, Market Rasen, LN7

Approximate Area = 601 sq ft / 55.8 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Pygott & Crone. REF: 1488327



BUYING CONDITIONS
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Dave Jolley
Mortgage & Protection Adviser
0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Houses. Homes. Harmony.

Pygott & Crone

50 Mallard Drive, Caistor
is on the market with our Grimsby branch

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