



**paul fox**  
the family estate agents

Price Guide  
**£440,000**

EPC Rating: A

## 106 Brigg Road

Caistor, Market Rasen, LN7 6RX  
4 bedroom Detached House



- ✓ A FINE EXECUTIVE DETACHED FAMILY HOME
- ✓ 3 EXCELLENT RECEPTION ROOMS
- ✓ ATTRACTIVE OAK FITTED KITCHEN & UTILITY ROOM
- ✓ 4 BEDROOMS WITH 2 ENSUITES
- ✓ MODERN FAMILY BATHROOM
- ✓ PRIVATE REAR GARDEN WITH A FEATURE WOODLAND AREA



10 Market Place, Brigg, North Lincolnshire, DN20 8ES  
T: 01652 651777 E: brigg@paul-fox.com

[www.paul-fox.com](http://www.paul-fox.com)



# 106 Brigg Road

Caistor, Market Rasen, LN7 6RX

4 bedroom Detached House



**paul fox**  
the family estate agents

A fine executive detached house situated on the outskirts of the highly desirable market town of Caistor offering well presented and proportioned accommodation that would suit a professional couple of the discerning family buyer. The accommodation comprising;

## CENTRAL RECEPTION HALLWAY

Measures Approx. 3.19m x 7.14m (). Enjoying a front uPVC triple glazed entrance door with adjoining broad sidelight, return staircase allows access to the first floor accommodation with open spell balustrading and matching newel posts, understairs storage, underfloor heating with wall mounted programmer and a half landing rear uPVC triple glazed window.

## CLOAK ROOM

Enjoying a rear uPVC triple glazed window with inset patterned glazing, a two piece suite in white comprising a low flush WC, wall mounted wash hand basin, tiled splash back, tiled flooring and ceiling extractor.

## SPACIOUS MAIN LIVING ROOM

Measures Approx. 3.97m x 7.18m (). Enjoying a multi aspect with four feature side triple glazed windows, a feature front picture window and rear entrance door and adjoining sidelights leads to the garden and underfloor heating with wall mounted programmer.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: [brigg@paul-fox.com](mailto:brigg@paul-fox.com)

[www.paul-fox.com](http://www.paul-fox.com)



# 106 Brigg Road

Caistor, Market Rasen, LN7 6RX  
4 bedroom Detached House



**paul fox**  
the family estate agents

## CENTRAL BREAKFAST ROOM

Measures Approx. 3.93m x 3.35m (). Enjoying a side triple glazed uPVC window, underfloor heating with wall mounted programmer, doors through to the kitchen and internal feature French glazed doors with adjoining side lights leads through to;

## DINING ROOM

Measures Approx. 6.23m x 3.94m (). Enjoying a multi aspect with side and rear triple glazed uPVC windows, matching entrance door allowing access to the garden and underfloor heating with wall mounted thermostat.

## FITTED KITCHEN

Measures Approx. 4.29m x 3.88m (). Enjoying side triple glazed uPVC glazed window, matching side entrance door with sidelight. The kitchen enjoys an extensive range of oak shaker style matching low level units, drawer units and wall units with two wall units having glazed fronts with internal glass shelving and downlight, integral appliances with brushed aluminium style pull handles, a complementary patterned wooden edge worktop with tiled splash back, a double stainless steel sink unit with central block mixer tap, built in four ring electric hob with oven beneath and overhead stainless steel canopied extractor with downlighting, attractive oak effect flooring, inset ceiling spotlights and an internal door leads through to;



10 Market Place, Brigg, North Lincolnshire, DN20 8ES  
T: 01652 651777 E: brigg@paul-fox.com

[www.paul-fox.com](http://www.paul-fox.com)



# 106 Brigg Road

Caistor, Market Rasen, LN7 6RX  
4 bedroom Detached House



**paul fox**  
the family estate agents

## UTILITY ROOM

Measures Approx. 2.28m x 2.95m (). Enjoying a side triple glazed uPVC window, matching furniture to the kitchen, an inset one and a half stainless steel sink unit with drainer to the side and block mixer tap, continuation of flooring, space and plumbing for appliances, florescent ceiling strip light and internal door leads through to the double garage.

## FIRST FLOOR SPACIOUS LANDING

Enjoying continuation of half landing window, wall mounted thermostat, loft access and doors to;

## REAR DOUBLE BEDROOM 1

Measures Approx. 5.16m reducing down to 3.15m x 3.4m (). Enjoying dual aspect with rear and side triple glazed uPVC windows and doors through to;

## EN-SUITE SHOWER ROOM

Measures Approx. 1.97m x 1.85m (). Enjoying a rear Velux double glazed roof light, a modern suite in white comprising a low flush WC, pedestal wash hand basin, corner shower cubicle with overhead main shower and glazed screen, attractive tiling to floor and walls, a fitted chrome towel rail, ceiling spotlights and extractor.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES  
T: 01652 651777 E: brigg@paul-fox.com  
[www.paul-fox.com](http://www.paul-fox.com)



# 106 Brigg Road

Caistor, Market Rasen, LN7 6RX  
4 bedroom Detached House



**paul fox**  
the family estate agents

## FRONT DOUBLE BEDROOM 2

Measures Approx. 5.19m reducing down to 3.2m x 3.62m (). Enjoying a front triple glazed uPVC window and doors through to;

## EN-SUITE SHOWER ROOM

Measures Approx. 1.77m x 2.55m (). Enjoying a front Velux double glazed roof light and a suite comprising low flush WC, pedestal wash hand basin, shower cubicle with overhead main shower, attractive tiling to walls and floor, chrome towel rail, ceiling spotlight and extractor.

## REAR DOUBLE BEDROOM 3

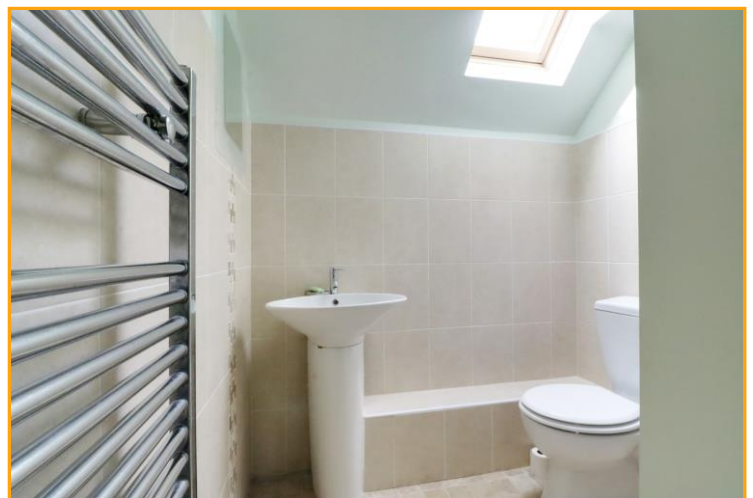
Measures Approx. 3.37m x 3.96m (). Enjoying a dual aspect with rear and side uPVC triple glazed uPVC windows.

## FRONT DOUBLE BEDROOM 4

Measures Approx. 2.89m x 3.65m (). Enjoying a dual aspect with front and side uPVC triple glazed uPVC windows.

## FAMILY BATHROOM

Measures Approx. 3.22m x 2.55m (). Enjoying a front Velux double glazed roof light and a modern suite in white comprising low flush WC, feature circular wash hand basin set within a modern wooden vanity unit, matching his and hers panelled bath, tiled flooring, part tiling to walls with mosaic borders, large fitted chrome towel rail and a built in airing cupboard with cylinder tank and shelving.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES  
T: 01652 651777 E: brigg@paul-fox.com

[www.paul-fox.com](http://www.paul-fox.com)



# 106 Brigg Road

Caistor, Market Rasen, LN7 6RX  
4 bedroom Detached House



**paul fox**  
the family estate agents

## GROUNDS

The property sits on excellent gardens which extends to a third of an acre with the front having two manageable lawned areas and a tarmac driveway which provides parking for an excellent number of vehicles enjoying direct access to the double garage and with a ramped flagged pathway leading to the front entrance door, gated access to the side leads to a private rear garden. The rear garden enjoys an initial flagged pebbled seating area with a retaining brick wall leading to a substantial lawned family garden which also benefits from ramped access, mature planted shrub borders and traditional four bar Lincolnshire timber fence separating an attractive natural woodland garden.

## OUTBUILDINGS

The property enjoys the benefit of a substantial double garage measuring approx. 5.56m x 5.74m () enjoying surrounding hardwood double glazed windows, broad up and over vehicle entrance door, internal power and lighting and houses the Glowworm central heating boiler.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES  
T: 01652 651777 E: brigg@paul-fox.com

[www.paul-fox.com](http://www.paul-fox.com)



# 106 Brigg Road

Caistor, Market Rasen, LN7 6RX  
4 bedroom Detached House



**paul fox**  
the family estate agents

## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

The property has a modern gas fired central heating system to radiators.

## DOUBLE GLAZING

The property benefits from triple glazed uPVC windows.

## **\*\*IMPORTANT\*\***

### PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

## THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES  
T: 01652 651777 E: brigg@paul-fox.com

[www.paul-fox.com](http://www.paul-fox.com)



# 106 Brigg Road

Caistor, Market Rasen, LN7 6RX  
4 bedroom Detached House



**paul fox**  
the family estate agents



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS):** Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No reasonability is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent.