



63 North Kelsey Rd

Caistor, LN7 6QB

M A S O N S
— Celebrating 175 Years —



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Caistor
LN7 6QB

Four-bedroom detached family home in popular Caistor location

Full-depth lounge with bow window and French doors to garden

South-facing landscaped garden with patios, pond and greenhouse

Driveway parking and front lawn with deep verge

EV charging point and timber lean-to store

Walking distance to Caistor Grammar School and town centre

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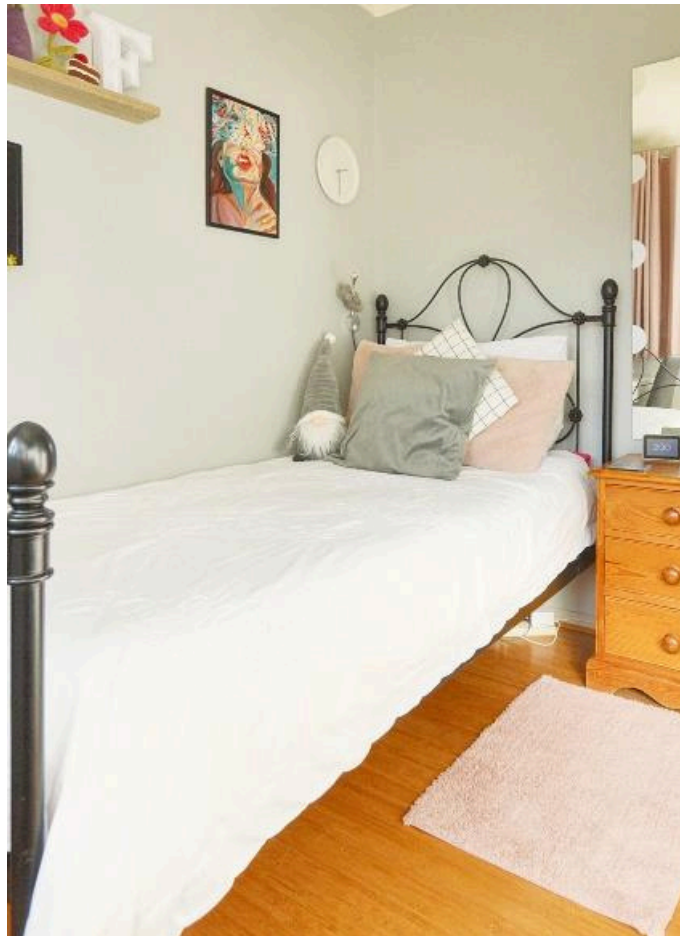
Set behind a deep verge and framed by neat lawns and a tarmac driveway, the home is approached via a flagstone path beneath a tiled canopy porch. Inside, the entrance hall is fitted with bamboo flooring and gives way to a well-planned layout with modernised fittings and a warm, contemporary tone.

To the front, a full-depth lounge is a light and elegant space with a wide bow window and French doors opening onto the rear patio. Two radiators, coved ceilings and ambient ceiling lights make this a welcoming place to relax or entertain.



The dining kitchen is an impressive space, refitted in 2017 with sleek grey cabinetry, roll-edge worktops, and integrated appliances including a double AEG oven, induction hob, fridge freezer and CDA extractor. A peninsula bar defines the dining area, while LED lighting and stone-effect LVT flooring add modern flair. French doors and side windows flood the room with natural light and connect directly to the garden.





Off the kitchen is a handy understairs cupboard and to the rear, a reconfigured section of the former garage now houses a utility/study area—ideal as a home office, laundry zone, or hobby space, with additional access to the garden.

A ground-floor cloakroom/WC features a modern white suite, bamboo floor, and front window—one of several thoughtful touches that enhance the home’s practicality.

Upstairs, the landing includes loft access and a linen cupboard, with four bedrooms leading off. The principal bedroom includes a full wall of fitted furniture with wardrobes, chests and a dressing table, and is finished with bamboo flooring and Roman blinds. The second bedroom is currently used as a craft room with a daybed but easily accommodates a double, while bedrooms three and four overlook the garden and offer comfortable proportions for children, guests, or workspace.

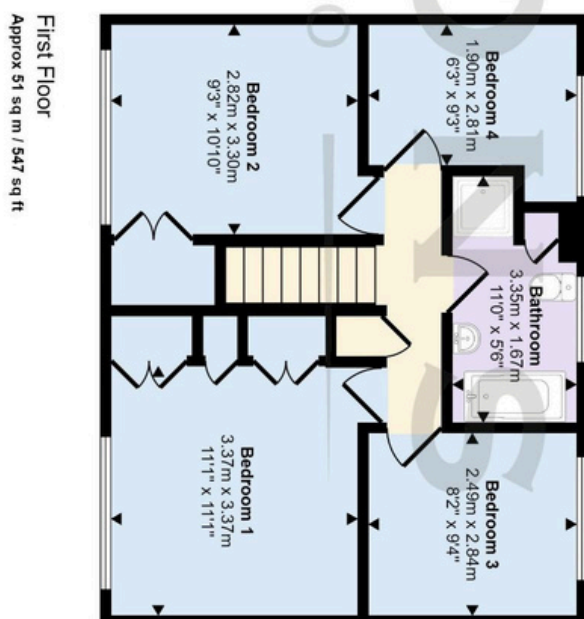
The family bathroom features a full white suite including a panelled bath with mixer shower, separate glazed shower cubicle, oak-effect flooring and mirrored cabinet storage, all finished with chrome fittings and spot lighting.



The rear garden has been extensively landscaped to create multiple areas for outdoor living, including two wide patios, a circular ornamental pond with waterfall, and lawned levels with raised planting beds. Timber sleepers define the borders, which are filled with ornamental shrubs, a small fruit cage, and flowering plants. A metal-framed greenhouse and rotary line sit toward the rear, with space for veg beds or further planting.

A timber-framed lean-to store runs along the garage and utility, providing covered storage for bikes, garden furniture or tools. An EV charging point, exterior taps and multiple outdoor lighting points complete this well-equipped exterior.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Caistor

Where Ancient Roots Meet
Woldside Charm

Caistor is a historic market town nestled on the northern edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. With a history spanning over 7,000 years, Caistor was originally a British hillfort before becoming a Roman fortress; remnants of the Roman walls are still visible today near the parish church of St Peter and St Paul. The town's charming Georgian and Victorian architecture includes 56 listed buildings, such as the 17th-century Sessions House and the 17th-century Caistor Grammar School.

Caistor offers a vibrant community with independent shops, cafes, and traditional pubs surrounding its quaint marketplace. The Caistor Arts and Heritage Centre, housed in a converted Methodist chapel, serves as a cultural hub with exhibitions and a café. Outdoor enthusiasts can explore the Viking Way, a long-distance footpath that passes through the town, offering scenic walks across the Wolds. The town also hosts annual events like "Caistor in Bloom," showcasing stunning floral displays throughout the community.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Directions

From Caistor Market Place, take the High Street and turn left down the hill. At the fork, bear left onto North Kelsey Road and continue. No. 63 is on the left-hand side, set back behind a wide grass verge.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

M A S O N S

EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

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