



18 Marris Way

Caistor

M A S O N S
— Celebrating 175 Years —

18 Marris Way

Caistor, LN7 6JJ



4 Bedroom Accommodation

Overlooking park and green areas

3 Storey townhouse

Garage and parking

2 Bathrooms

Modern Living in a scenic setting

Spacious lounge and kitchen diner

Good sized garden

An excellent opportunity to acquire a four-bedroom, three-storey town house positioned in the popular market town of Caistor, which overlooks open parkland and play area with countryside views beyond. Internally, the property provides spacious family accommodation comprising a kitchen diner, lounge and WC. To the first floor are three spacious bedrooms and bathroom, while the second floor houses the master bedroom with en suite shower room. Externally, this property has spacious gardens and benefits from a garage and parking space.

The property is of a modern construction with uPVC windows and doors and having a gas-fired central heating system. Beyond the garden is the garage and parking space.

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Ground Floor

Having canopy over the front door into the hallway with WC off, having low-level WC, wash basin and window to the front. Off to the left is the spacious lounge with carpeted floor and box bay window incorporating patio doors into the garden. To the opposite side is the spacious kitchen diner which enjoys a bay window and extensive base and wall units with fitted worktops, sink, gas hob and electric oven with built-in dishwasher. One cupboard also houses the gas-fired boiler.







First Floor

Landing with airing cupboard to side, with timber floors giving access to spacious bedrooms, all of a good size, together with the family bathroom which has bath with shower over, washbasin, back-to-wall WC and frosted glass window.





Second Floor

Off the second floor landing is the master bedroom which is a very generous double in size with dormer window, carpeted floor and built-in wardrobes with door off, leading into the en suite shower room with further dormer window, wash hand basin, back-to-wall WC and shower cubicle with a storage cupboard next door and heated chrome towel rail.





Outside

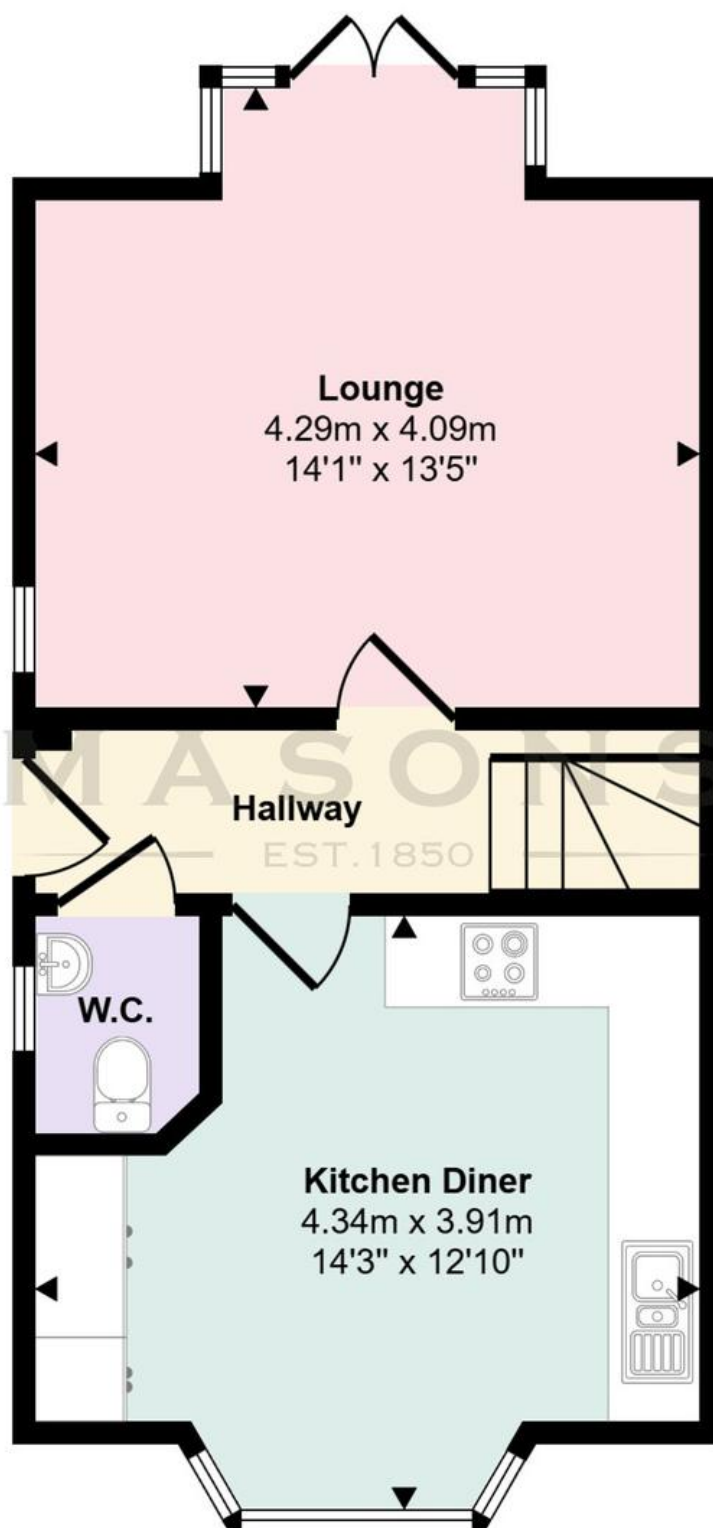
At the front of the property is a lawned garden giving access to the front door. At the rear is a fully enclosed garden with high-level fencing, paved patio and path and garden laid to lawn with a gated access to the rear parking area.

Garage

Beyond the garden is the garage with up-and-over door and owned parking space in front. The garage and parking is positioned off a shared forecourt area which is accessed via Syfer Close off the rear of the property.





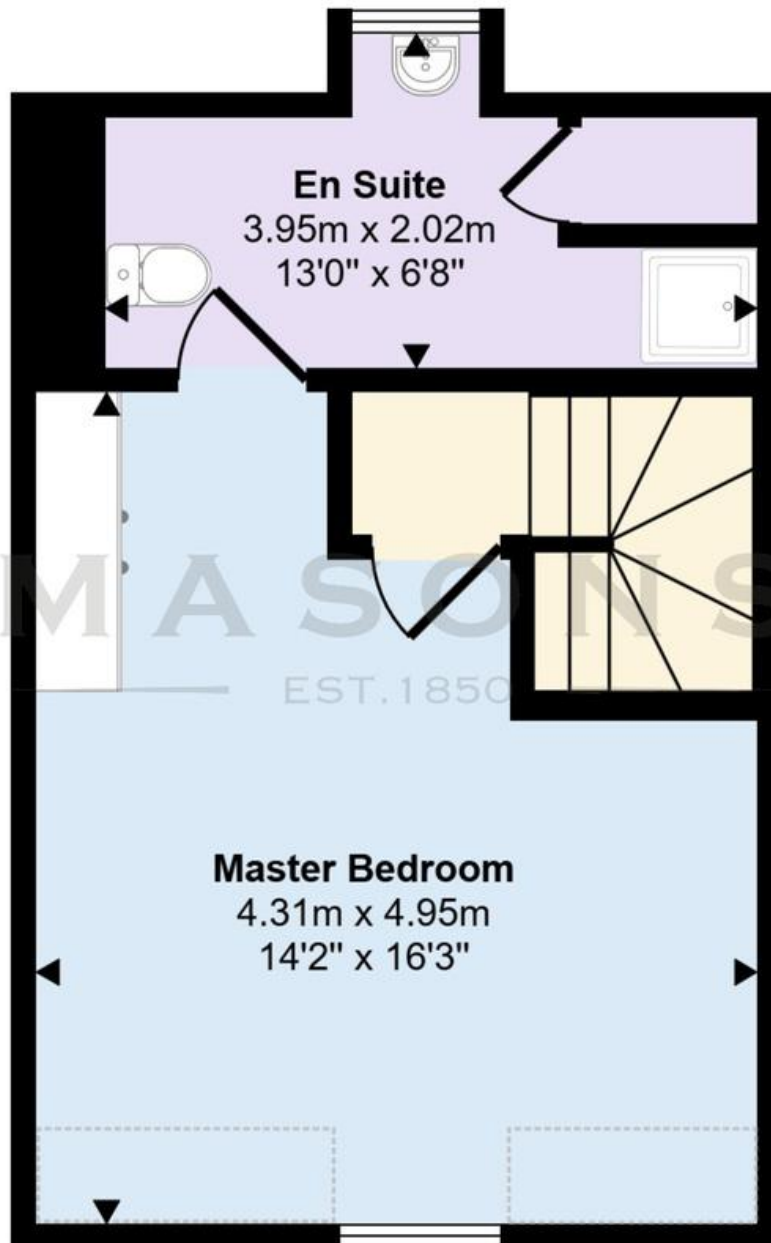


Ground Floor

Approx 38 sq m / 404 sq ft

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.

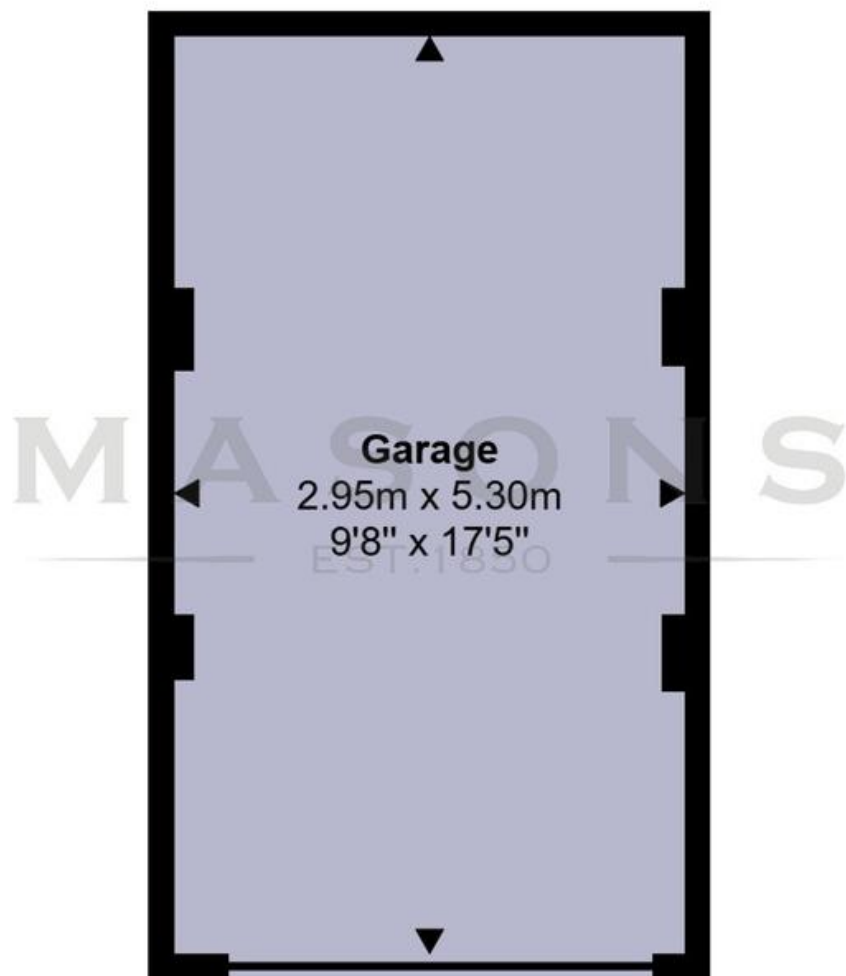
Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.



Second Floor

Approx 29 sq m / 314 sq ft

 Denotes head height below 1.5m



Garage

Approx 16 sq m / 168 sq ft

Caistor

A Hidden Gem

Caistor is an 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		89 B
69-80	C	79 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

Location

What3words: ///embellish.squirted.qualified

Directions

From the centre of Caistor in the market square, travel south on Plough Hill, continue round onto Horsemarket and bear right onto Nettleton Road. Take the right turning onto Navigation Lane and continue to the end of the road, bearing left onto Roman Way. Take the right turning into Marris Way and the property will be found towards the end, on the right.

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.

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Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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