



4 Chichester Drive Caistor
Market Rasen
LN7 6UJ

Offers in the Region Of
£335,000

Crofts are delighted to offer to the market this rare opportunity to purchase an extended four bed detached family home, nestled in the heart of the historic market town of Caistor. Originally a bungalow, this property underwent a major transformation in 2016 with alterations to the ground floor and the addition of the dormer creating three additional bedrooms and a bathroom. Situated at the foot of the Lincolnshire Wolds, an area of outstanding natural beauty, it has plenty of local amenities including Supermarket, Chemist, Post Office, Newsagents, Public Houses, Library and Doctors Surgery. There are also schools for children of all ages, including the highly regarded Caistor Grammar School. The property is beautifully presented, offering spacious living and versatility. Internal viewing will reveal the entrance hallway, lounge, open plan kitchen-diner, utility/bar, main bedroom and modern shower room. To the first floor you will find three bedrooms, two being doubles and the family bathroom suite. The property sits on an elevated plot with delightful gardens to the front and rear and ample off road parking.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
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Sunday Closed



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Lounge

12' 7" x 16' 8" (3.83m x 5.08m)

This spacious reception room is ideal for relaxing after a long day at work. The room benefits from a wall mounted electric fire with slate feature wall, carpeted flooring, radiator, uPVC window to the side and bay window.

Kitchen/Diner

15' 7" x 21' 10" (4.75m x 6.65m)

This stylish kitchen is the heart of this beautiful home and provides a brilliant space for entertaining guests or enjoying family time. The kitchen itself has a range of base and wall mounted units, integral oven with hob and extractor above, integral dishwasher and one and a half sink with drainer. There is also laminate flooring, a breakfast bar area, neutral decor, tiled splash back and French doors which open out to the rear garden.

Utility/bar

7' 8" x 12' 2" (2.34m x 3.71m)

Originally the garage, this room has been converted to create a brilliant home bar with panelled feature wall, vinyl flooring and uPVC window to the side. There is also plumbing for a washing machine, meaning the room, if required could be converted into a utility. A portion of the garage has been retained and can be accessed from the up and over door to the front or from the bar.

Bedroom 1

10' 11" x 12' 9" (3.32m x 3.88m)

Located on the ground floor, this master bedroom comprises of carpeted flooring, modern decor, radiator, fitted wardrobes and uPVC window to the rear elevation.

Shower Room

7' 7" x 10' 4" (2.31m x 3.15m)

Found on the ground floor, this modern shower room boasts a 'his and hers' vanity basin, WC, wet room shower, tiled flooring and walls, LED lighting, towel rail radiator and uPVC window to the side elevation.

Bedroom 2

11' 3" x 21' 7" (3.43m x 6.57m)

Bedroom two briefly comprises of carpeted flooring, radiator, eaves storage, neutral decor, velux window and uPVC window to the side elevation.

Bedroom-3

12' 8" x 16' 3" (3.86m x 4.95m)

Bedroom three briefly comprises of carpeted flooring, neutral decor, radiator, velux window and uPVC window to the side elevation.

Bedroom 4

6' 9" x 7' 6" (2.06m x 2.28m)

Bedroom four briefly comprises of carpeted flooring, radiator, neutral decor and velux window.

Bathroom

5' 3" x 8' 0" (1.60m x 2.44m)

The family bathroom benefits from a bath with shower above, WC, vanity basin, vinyl flooring, towel rail radiator, LED lighting and uPVC window to the side elevation.

Externally

The property sits on an elevated plot with delightful gardens to the front and rear with ample off road parking to the front through a paved driveway. Heading through the side passage will lead you to the rear garden which is the ideal sun trap. Made up of laid to lawn, patio and decking area and fencing around the perimeter.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

Free Valuations

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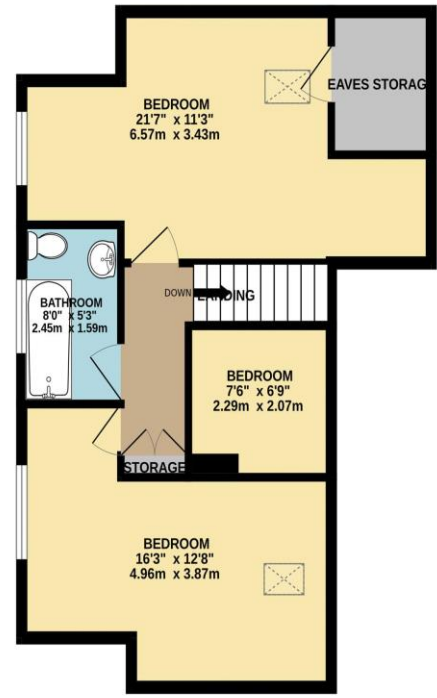
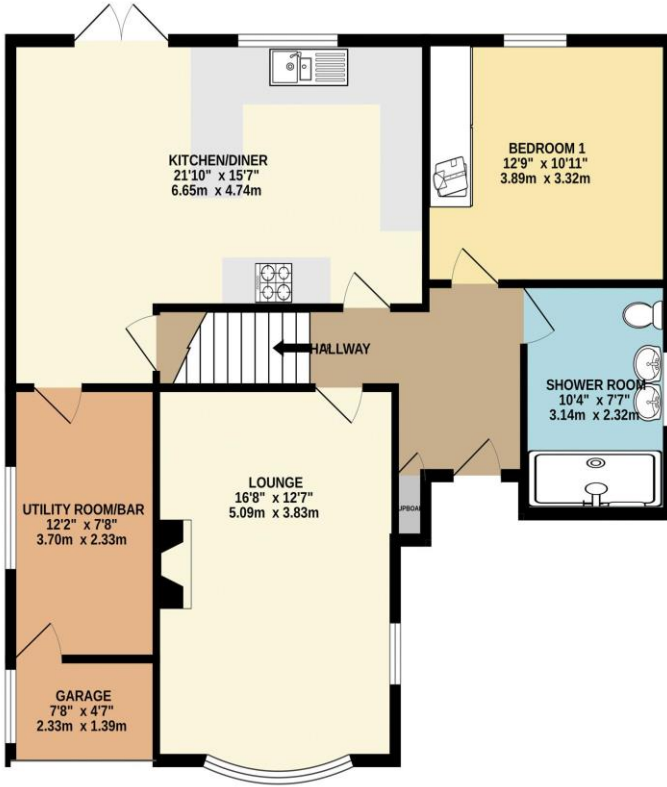
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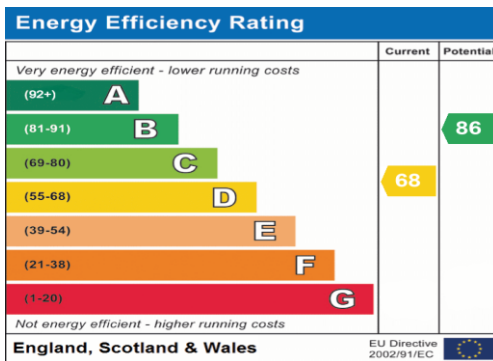


GROUND FLOOR

1ST FLOOR



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