



Inverewe, North Kelsey Road

Caistor, Market Rasen, LN7 6SF

£339,950

A substantial detached bungalow enjoying far reaching open rural views to the rear elevation in this popular location on the outskirts of Caistor. The property has been greatly improved by the present Vendors and has recently had new carpets and a newly fitted modern Bathroom suite installed. Offered for sale with NO CHAIN, this larger than anticipated residence briefly comprises of Entrance Hall, dual aspect Lounge Diner with log burner and opening to the Kitchen/Breakfast Room with adjoining Pantry, Inner Hallway, three Bedrooms and renovated Family Bathroom. There is also a Rear Lobby providing access from the Kitchen to the attached Double Garage, complete with electric roller door. Externally the property has a vast driveway and hard-standing area providing off road parking for multiple vehicles and/or motor home and generous wrap around gardens complete with greenhouse, raised vegetable planters and orchard. The property also benefits from an included CCTV system, solar panels and air source heating. Viewing is Highly Recommended!





SERVICES - Mains electricity, water and drainage. Air Source Heating. Solar Panels are owned outright. CCTV system included in the sale.

EPC RATING – D.

COUNCIL TAX BAND – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.



LOCATION - Caistor is a historic, picturesque market town located on the Viking Way just on the northern border of the Lincolnshire Wolds, enjoying a wonderful variety of traditional and independent retail outlets, amenities, doctors, excellent schooling (Caistor Grammar School - Ofsted Graded 'Excellent' and Caistor Church of England Methodist Primary School - Ofsted Graded 'Good').



Caistor Grammar School a short walk from the property and has been named by The Times as secondary school of the year (East Midlands). There is also a sports fields, Gym, Swimming Pool and various sorts/social clubs. The town is situated just off the A46, which provides ease of access to larger road networks onto Grimsby, Lincoln, Scunthorpe, Barnetby Train Station and Humberside Airport.

ENTRANCE HALL

9' 4" x 4' 5" (2.86m x 1.36m) A double glazed entrance door with frosted inset panels opens into the Entrance Hall, having a ceiling light point, radiator and internal door leading into the Lounge Diner.



LOUNGE DINER

26' 10" x 14' 6" (8.19m x 4.44m) A large, open plan, living room having three radiators, two double glazed windows to the front elevation, a double glazed window to the side elevation, two ceiling light points, door to the Inner Hallway, an open archway leading to the Kitchen/Breakfast Room and feature fireplace with tiled hearth, inset log burner with decorative hardwood surround and mirror.



KITCHEN/BREAKFAST ROOM

10' 9" x 11' 8" (3.28m x 3.57m) Having a double glazed window to the side elevation, hardwood entrance with glazed inset panels leading to the Rear Lobby, strip lighting to ceiling, walnut effect laminate flooring, bespoke hardwood fitted shelving and units with an inset brushed aluminium sink unit with mixer tap over, space for a cooker with extractor hood over, space for a washing machine and gloss brick effect tiled up-stands.



REAR LOBBY

10' 4" x 3' 3" (3.16m x 1.01m) Having walnut effect laminate flooring, double glazed windows to the rear elevation, wall light point, external door leading to the garden and giving access to the Pantry and Garage.



PANTRY

9' 0" x 4' 7" (2.75m x 1.40m) Having wall light point, shelving, hardwood entrance door with frosted glazed panel.

INNER HALLWAY

16' 0" x 4' 1" (4.89m x 1.27m) Having two radiators, ceiling light point, doors to all principal Bedrooms and Bathroom.

BEDROOM ONE

11' 5" x 14' 10" (3.50m x 4.54m) plus 5' 8" x 2' 9" (1.74m x 0.85m) With radiator, double glazed window to the side elevation, ceiling light point, fitted bedroom furniture and two wall light points.

BEDROOM TWO

9' 3" x 12' 8" (2.83m x 3.87m) plus 3' 0" x 2' 5" (0.92m x 0.75m) With ceiling light point, radiator, double glazed window to side elevation and TV point.

BEDROOM THREE

10' 10" x 8' 8" (3.32m x 2.66m) With radiator, ceiling light point and double glazed window to side elevation.

FAMILY BATHROOM

10' 9" x 7' 1" (3.30m x 2.17m) The family bathroom has recently undergone a comprehensive updating scheme and now features a panelled bath with side folding splash screen and direct feed shower over, WC, vanity wash hand basin with vanity touchscreen lit mirror above, chrome towel rail, frosted double glazed window to the side elevation, recessed down-lighting to ceiling, concealed extractor fan, aqua panelling to walls and ceiling and luxury vinyl tiled flooring.





OUTSIDE

The property enjoys large wraparound gardens, featuring to the front elevation a substantial hard-standing/off road parking area leading, in turn, to the Double Garage and to the side of the property providing ample space for motor home and caravan storage, if required. To the rear elevation a Lincolnshire post and rail fence provides the boundary and enables open field views with wraparound lawns continuing around the side and front of the property. The rear garden also leads on to a raised vegetable bed area with greenhouse and the orchard area. There is also a garden tap and the workings for the air source heat pump are located to the rear of the property.



GARAGE

19' 7" x 15' 8" (5.97m x 4.79m) Having power, lighting, double glazed window to the rear elevation and an electric roller door.

NOTE: Please note that the internal photographs used in the marketing of this property were taken prior to the current tenancy in 2022.



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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

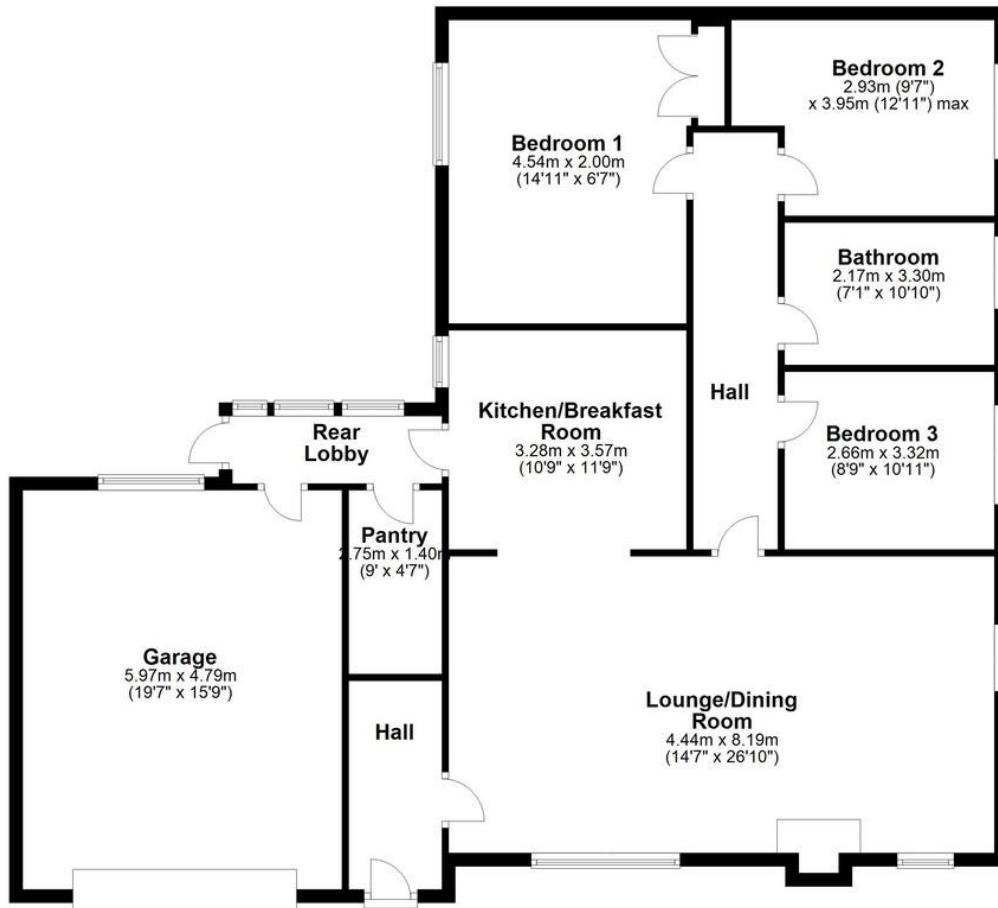
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Ground Floor



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