



Canada Lane, Caistor, LN7 6RZ

FOR SALE - £500,000

CanTERS

Chartered Surveyors

An excellent opportunity to acquire this spacious **FOUR/FIVE BEDROOM DETACHED BUNGALOW together with a paddock extending to approximately 3 acres** found on the edge of the market town of Caistor. Occupying an elevated position, the bungalow, which was constructed in the 1960s provides flexible accommodation briefly comprising; Hallway, two Reception Rooms, Kitchen, Utility Room, Four/Five Bedrooms, Shower Room and Bathroom. There are formal gardens found to the front and rear which benefit from a Garage, Stables and a Hay Barn. The property has majority Upvc Double Glazed Windows, Gas Fired Central Heating, Solar Panel Installation and Security Alarm.

The property is found on the edge of this popular town which forms part of the Lincolnshire Wolds area of natural beauty. The town itself benefits from many amenities and facilities including Caistor Grammar School, shops, public houses, Caistor Sports and Social Club, convenience stores, transport links primarily via the A46 with Humberside Airport and both Market Rasen and Barnetby Railway Stations being within 10 miles.

- Porch** 2.39m x 1.48m With Upvc front door, side lights and a tiled floor.
- Entrance Hall** A spacious L shaped hallway having plate rack and downlights.
- Rear Lobby** With Upvc part double glazed door providing access to the rear garden and coat hooks.
- Sitting Room** 4.58m max x 4.06m max Found to the front of the property with feature solid fuel fireplace having wooden surround and a tiled hearth. Coving, dado rail and downlights.
- Dining Room** 5.07m x 5.03m Situated to the rear of the property and having a feature brick wall, coving and downlights. Window to side aspect and sliding double glazed doors which open onto the patio.
- Kitchen** 7.38m x 2.52m and 2.48m x 1.33m Fitted with a comprehensive range of wall cupboards and base units, and L shaped breakfast bar, with contrasting worktops and an inset sink unit with mixer tap over. Built in appliances include a stainless-steel oven, microwave and a four-ring gas hob with extractor over. Two fridges, dishwasher and a deep fat fryer. Tiling to the floor, downlights and dual aspect windows.
- Utility Room** 2.47m x 3.40m With fitted worktop with plumbing for a washing machine, dual aspect windows, tiled floor and a stable style part glazed timber door.
- Inner Hallway** Off which can be found the airing cupboard and four/five bedrooms.
- Bedroom 1** 4.48m x 3.64m With dual aspect windows.
- Bathroom** 3.19m x 2.07m Remodelled with a modern suite comprising; a walk-in bath, separate shower having glass screen and digital Aqualisa shower over, vanity style wash hand basin with mixer tap over and fitted cupboards underneath together with a concealed cistern WC. Wall mounted towel rail and tiling to both the walls and floor.
- Bedroom 2** 3.30m x 3.23m Having a range of built in wardrobes, window to the side aspect and coving to the ceiling.
- Bedroom 3** 4.50m x 2.37m Having coving to the ceiling and a range of built in wardrobes and cupboards.
- Bedroom 4** 4.15m x 3.36m With a range of built in wardrobes, cupboards and coving to the ceiling.
- Bedroom 5/Study** 3.22m x 2.41m With window to front aspect.

Shower Room Fitted with a suite comprising; corner shower with Mira shower fitting, pedestal wash hand basin with mixer tap over and low flush WC. Wall mounted towel rail, tiling to both the walls and floor and downlights to the ceiling.

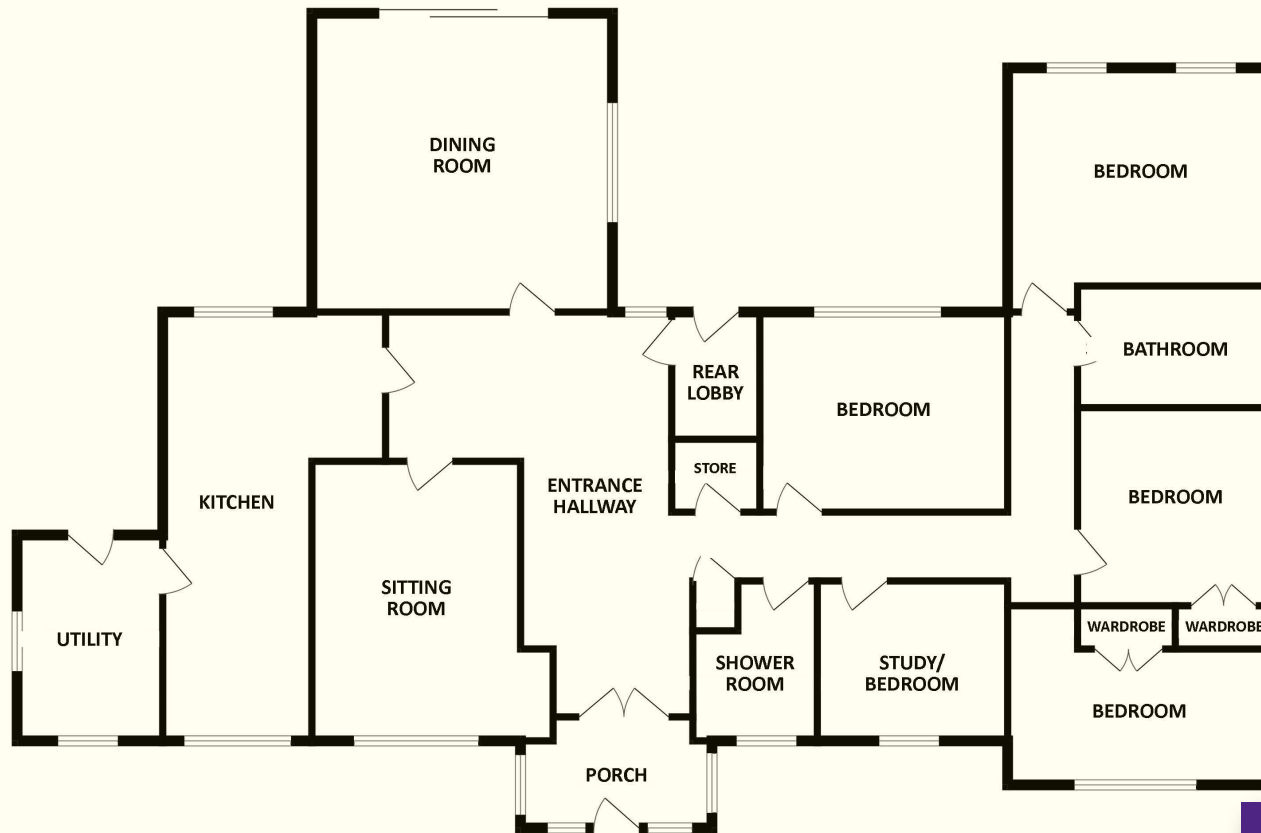
Outside The property is approached over the driveway with lawned garden and an abundance of mature trees to the front. The rear garden has a paved patio, is laid partly to lawn and benefits from views over the paddock at the rear. To the right-hand side of the driveway is a detached garage of sectional concrete construction beneath a pitched sheet roof. A timber framed stable block beneath a pitched felt roof covering with three stables and a hay barn with arched corrugated roof (10.0m x 5.17m).

Beyond the rear garden is a paddock extending to approximately 3 acres (this has not been formally measured) with field shelter, natural spring and copse.

Please note: The sale of the paddock will be subject to an overage agreement. The agreement will be for 25 years and will be subject to a payment of 50% of the extra market value should planning permission be obtained.

Services Mains gas, electricity and water are connected, drainage is to a septic tank. These services have not been tested.

Tenure We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.



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01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 01/05/2024

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ADDITIONAL PHOTOS & PLANS



Porch



Entrance Hall



Sitting Room



Dining Room



Dining Room



Kitchen

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ADDITIONAL PHOTOS & PLANS



Kitchen



Kitchen



Study / Bedroom 5



Bathroom



Bathroom



Bedroom 1

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ADDITIONAL PHOTOS & PLANS



Bedroom



Bedroom



Bedroom



Shower Room



Rear Elevation



Rear Garden

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ADDITIONAL PHOTOS & PLANS



Stables



Front Garden



Front Garden



Paddock



Paddock



Paddock

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FURTHER INFORMATION AND TO VIEW: Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.



Paddock



Paddock



Paddock

Council Tax Band: 'E'

NB: This can be reviewed by the Local Authority.

EPC Rating: 'C'

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