

MARTIN MASLIN

20 WINDSOR DRIVE
CAISTOR
MARKET RASEN
LINCOLNSHIRE
LN7 6PB



Standing in a slightly elevated position on the corner of Windsor Drive and Millfields this excellent detached bungalow provides spacious well presented accommodation in ready-to-move-into condition throughout. It has the benefit of gas central heating, uPVC framed double glazing and a security alarm system and briefly comprises: Reception Hall, lovely Lounge with oak firesurround, impressive Dining Kitchen with white units, built-in appliances and plenty of room for a dining table, three Bedrooms (offering great flexibility of use) and a stylish fully tiled Shower Room with a step in shower enclosure and a white suite. The gardens are principally lawned with a paved patio area to the eastern side plus a brick Garage and extensive driveway parking. A lovely bungalow in the popular historic small town of Caistor. EPC Rating - D.

£260,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:-

RECEPTION HALL

A welcoming entrance area with a central heating radiator and a double cupboard housing the Baxi Platinum gas boiler. There is an access hatch to the loft

LOUNGE

5.08m (16'8") x 3.35m (11'0")

A lovely room featuring a light oak firesurround with a black granite inset and hearth and a living flame gas fire. There are recessed downlighters in the ceiling and a central heating radiator. An additional side window provides extra natural light.

DINING KITCHEN

5.41m (17'9") x 2.87m (9'5")

A spacious room equipped with a range of white wall and base cabinets with black/grey worksurfaces incorporating a single drainer black composite sink unit. Built-in appliances comprise a Cata electric oven, a 4 ring gas hob with extractor canopy above, a fridge freezer and a dishwasher. Glazed double doors open to the garden and there is also a single door and a central heating radiator. The floor is part tiled.

BEDROOM ONE

3.78m (12'5") x 3.25m (10'8")

Fitted with a lovely range of maple finish, part mirrored wardrobes. There is a central heating radiator.

BEDROOM TWO

3.25m (10'8") x 3.10m (10'2")

A pretty bedroom with a central heating radiator.

BEDROOM THREE

2.82m (9'3") x 2.57m (8'5")

Currently used for storage and as a Study and with a central heating radiator.

SHOWER ROOM

2.39m (7'10") x 1.96m (6'5")

Fully tiled and with a white suite comprising a W.C, a pedestal washbasin and a step-in shower enclosure with a curved shower screen and a Gainsborough electric shower. There is a chrome heated towel warmer.

GARAGE

A brick built single garage with electric light and power, an up and over front door and a side door.

OUTSIDE

The bungalow occupies a sizeable plot on the corner of Windsor Drive and Millfields. To the western side there is a lawned garden and the lawn continues across the front of the property. To the eastern side there is a lovely enclosed garden with a spacious paved patio area (ideal for outdoor dining), low level walls, a further small lawn and a gate leading to the driveway. The driveway itself is of excellent size and can accommodate the parking of numerous vehicles.



RECEPTION HALL



RECEPTION HALL



LOUNGE



LOUNGE

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Baxi Platinum boiler located in the Reception Hall cupboard and the property has the benefit of uPVC framed double glazing and a security alarm. It falls within the jurisdiction of West Lindsey Council and is in Council Tax Band C. The tenure is Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

Windsor Drive leads off Millfields and is approximately one third of a mile from the centre of Caistor, as the crow flies. Caistor itself offers a range of shopping facilities, hot food takeaways, a highly regarded Grammar School and numerous other facilities.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



SHOWER ROOM



OUTSIDE



OUTSIDE



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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