



# CHOICE PROPERTIES

*Estate Agents*

13 Partridge Close,  
Caistor, LN7 6SN

Reduced To £120,000



Welcome to Partridge Close, Caistor - a charming terraced house that could be your next dream home! This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there's plenty of space for a small family or guests.

Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life. The convenience of having parking space for one vehicle is a definite plus in this area, ensuring you never have to worry about finding a spot.

Whether you're looking to settle down or invest in a property with great potential, this terraced house in Partridge Close is a fantastic opportunity not to be missed. Don't hesitate to make this house your own and enjoy the comfort and convenience it has to offer. Early viewing is advised.

The well laid out and abundantly light accommodation comprises:-

### **Living Room**

15'4" x 12'5"

Featured uPVC bow window to the front aspect, TV Aerial point, telephone point, staircase to the first floor, under stairs storage space, radiator, power points.

### **Kitchen**

7'4" x 12'5"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, cooker point, space for fridge/freezer, partly tiled walls, wall mounted 'Ideal' combination boiler, plumbing for a washing machine, pedestrian door to the rear aspect, radiator, power points.

### **Landing**

2'7" x 2'11"

Radiator, power points.

### **Bedroom 1**

11'11" x 8'9"

Double bedroom, built in storage cupboard, radiator, power points.

### **Bedroom 2**

11'0" x 5'11"

Radiator, power points.

### **Bathroom**

8'0" x 6'2"

Fitted with a modern three piece suite comprising panelled bath with mixer tap and mains shower over and mermaid board to the splash backs, pedestal wash hand basin with mixer taps, dual flush w.c., built in airing cupboard.

### **Outside**

To the front of the property is a parking space.

### **Garden**

To the rear of the property you will find a privately enclosed garden which is mainly paved and gravelled for ease of maintenance, with timber fencing to the boundaries.

### **Tenure**

Freehold.

### **Council tax band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.

LN11 8UP

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

### **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

### **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

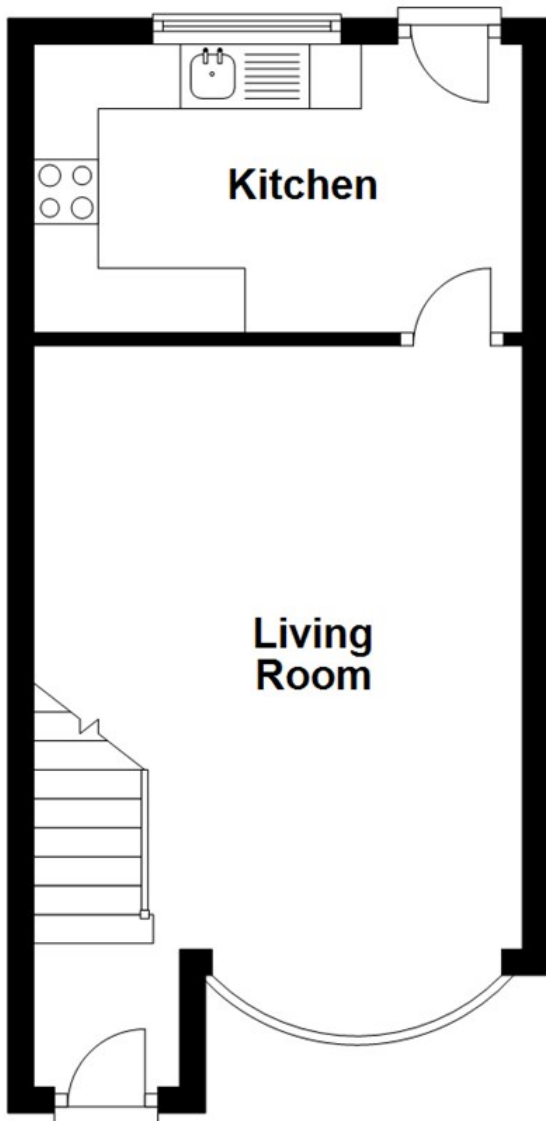
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





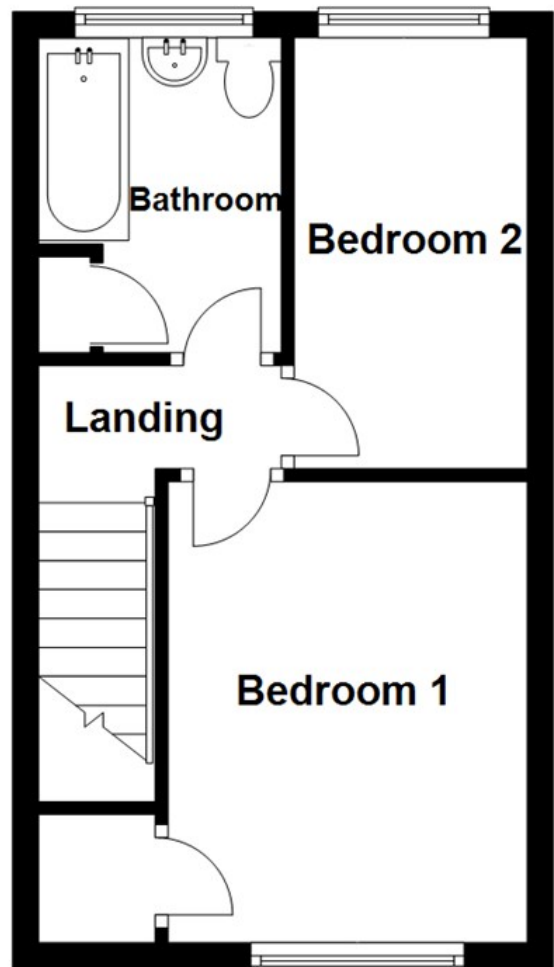
## Ground Floor

Approx. 28.1 sq. metres (302.3 sq. feet)



## First Floor

Approx. 26.3 sq. metres (283.1 sq. feet)



Total area: approx. 54.4 sq. metres (585.4 sq. feet)

# Directions

Use the postcode LN7 6SN this will direct you to the property.

