



8 MILL GRANGE HORNCastle ROAD CAISTOR, LN7 6JG

£435,000
FREEHOLD

This stunning three-bedroom detached family home, completed in 2021, offers an exceptional living experience accentuated by its prime location and breathtaking views. Accessed via an electric sliding gate, the property boasts a spacious driveway, ensuring convenience and privacy.



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8 MILL GRANGE

DESCRIPTION

This stunning three-bedroom detached family home, completed in 2021, offers an exceptional living experience accentuated by its prime location and breathtaking views. Accessed via an electric sliding gate, the property boasts a spacious driveway, ensuring convenience and privacy.

Upon entering, you're greeted by a welcoming hallway that leads to a convenient ground floor cum utility room, ideal for managing household tasks efficiently. The ground floor also features a formal dining room, perfect for entertaining guests, and a generously sized living room bathed in natural light streaming through French doors and windows.

The heart of the home lies in its kitchen, which not only offers ample space for culinary endeavours but also serves as a hub for family gatherings, with room for a cozy sitting area. The kitchen seamlessly connects to the rear garden through bifold doors, leading to a large block-paved patio adorned with a pergola, providing an inviting outdoor space for relaxation and al fresco dining.

Ascending the oak staircase to the first floor, you'll discover a spacious principal bedroom complete with an ensuite bathroom, offering a serene retreat. Additionally, there are two further bedrooms, perfect for family members or guests, all served by a well-appointed family bathroom.

Strategically located, this property offers easy access to Grimsby and takes full advantage of its proximity to the nearby Grammar school, making it an ideal choice for families seeking both convenience and quality education. With its impeccable design, convenient amenities, and picturesque surroundings, this home embodies luxurious yet comfortable living at its finest.

ENTRANCE

Accessed via a composite door into the hallway with light to ceiling, door into the garage and access to the WC/utility room

UTILITY/WC

Light to ceiling, uPVC double glazed window to the rear aspect, concealed cistern, stainless steel sink drainer, space and plumbing for a washing machine and dryer, storage cupboards to the wall, under floor heating.

LIVING ROOM

A lovely formal living room with French doors to the front and bi-fold to rear as well as a window allowing this space to flood with light.

DINING ROOM

Enjoying a stunning double height ceiling this is a lovely open space with bi-fold doors onto the rear garden.

KITCHEN FAMILY ROOM

The heart of the home, this open space can be enjoyed as a kitchen family room where everyone comes together in one space. Spotlights to ceiling, two sets of French doors to the rear aspect and windows to the side, a good range of shaker style wall and base units with contrasting central island and quartz worktops. Built in eye level electric fan assisted oven and grill, induction hob and stainless steel extractor fan.

FIRST FLOOR LANDING

Head upstairs via the oak staircase which then gives access to the bedrooms and bathroom.

MASTER BEDROOM

A lovely generous bedroom, light to ceiling, uPVC double glazed window to front, side and rear aspect with plantation shutters, two radiators

MASTER EN-SUITE

Spotlights to ceiling uPVC double glazed window, walk in shower, low flush WC and hand wash basin.

BEDROOM TWO

Light to ceiling, uPVC double glazed window to front and side aspect and radiator.

BEDROOM THREE

Light to ceiling, uPVC double glazed window to front and side aspect and radiator.

FAMILY BATHROOM

Light to ceiling, uPVC double glazed window to rear aspect, vanity housed hand wash basin, panelled bath with chrome taps, low flush WC.

EXTERNALLY

Absolutely, here's a refined version suitable for a property brochure:

Welcome to 8 Grange Hill, where tranquility meets convenience in a picturesque setting. Upon arrival, a sleek electric slide gate beckons you into the expansive driveway, adorned with smooth black paving. This spacious area is ideal for those with multiple vehicles or a caravan, providing ample room for parking.

Beyond the driveway, discover the charm of the meticulously maintained gardens. To the side and rear, lush lawns await your personal touch, offering a canvas for your landscaping dreams to flourish.

Step onto the large patio area, complete with an elegant pergola, perfect for hosting summertime meals with friends and family. Immerse yourself in the breathtaking surroundings as you dine al fresco, soaking in the panoramic views that make this location truly unique.

From the historic mill nearby to the sweeping countryside vistas, every glance from 8 Grange Hill is a testament to the allure of rural living. Come experience the serenity and beauty of this extraordinary property – your ideal retreat awaits.



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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band

Viewings – By Appointment Only

Floor Area – 2002.10 sq ft

Tenure – Freehold





8 MILL GRANGE, HORNCastle ROAD, CAISTOR, LN7 6JG

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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