



22 ROMAN WAY
CAISTOR, LN7 6LW

£265,000
FREEHOLD

Nestled in the sought-after market town of Caistor, this four bedroom detached family home has fantastic and well planned living space, offering the perfect blend of comfort and style.



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22 ROMAN WAY



FULL DESCRIPTION

As you step inside, the wonderfully bright and welcoming living accommodation includes inviting reception areas, ideal for entertaining guests or simply relaxing with your loved ones.

The heart of this home lies in its superb open plan living dining kitchen. Complete with double doors that lead out to the garden, creating a seamless indoor-outdoor living experience. The adjoining utility room adds a touch of convenience to your daily routines.

The bay fronted lounge at the front of the house is a cosy retreat where you can curl up with a good book or enjoy a hot beverage on a lazy Sunday afternoon.

To the First Floor, the generously proportioned Landing invites us to spacious bedrooms, including a master bedroom with a large luxurious ensuite, means that there is no shortage of space for the whole family to unwind and recharge. The three further double bedrooms are serviced by the luxury family bathroom, with the added convenience of having both bath and shower.

The attached garage and parking for three vehicles ensure that parking will never be a hassle for you or your guests.

Built in 2013, this property exudes modernity and elegance, making it a perfect sanctuary for those looking for a contemporary lifestyle. Situated in an ever popular school catchment area, this home offers not just a place to live, but a community to thrive in. Don't miss the opportunity to make this stunning property your own and experience the best of what Caistor has to offer.

ENTRANCE

Entering through a timber and glazed door into the

LOUNGE

A bright, bay fronted reception room with stairs to the first floor and leading through to

INNER HALL

Adjoining the Open Plan Living Dining Kitchen and providing access to:

WC

Having low flush WC, suspended wash hand basin and tiling to part walls.

OPEN PLAN LIVING DINING KITCHEN

The heart of the home, this versatile space enjoys an outlook and double doors onto the garden as well. Having spotlights to the ceiling, uPVC windows and French doors onto the rear garden, built in storage cupboard and decorative light fitting to the dining area. There is a comprehensive range of wall and base units with contrasting worktops, built in electric oven, built in microwave, inset fitted gas hob with extractor over, integrated dishwasher, integrated fridge freezer, inset steel one and a half sink unit with drainer and mono mixer tap door to the

UTILITY

An all important laundry/working space for the family home - with a range of wall units and worktop with space for tumble dryer, space and plumbing for washing machine and door to the rear garden.

FIRST FLOOR LANDING

The spacious galleried landing has a door to storage cupboard housing the hot water tank and doors to all principal bedrooms and family bathroom.

MASTER BEDROOM

With window to the front aspect, built in wardrobes with sliding doors. door to

ENSUITE

A large luxury Ensuite with spotlights to the ceiling, window to the side aspect, large heated towel radiator, built in storage cupboards, double shower cubicle with rainfall shower and handheld attachment, low flush WC, suspended hand wash basin, tiling to most walls with decorative pebble effect tiling to feature wall.

BEDROOM TWO

A well sized double room with window to the rear.

BEDROOM THREE

Also a great sized double room with window to the rear.

BEDROOM FOUR

Currently utilised as a Study with window to the front.

FAMILY BATHROOM

With spotlights to the ceiling, window to the side aspect, fitted bath with decorative tiled splashback, rainfall showerhead, inset to wall tap controls, handheld shower attachment, low flush WC, vanity hand basin, shower cubicle with rainfall shower head and handheld attachment tiling to most walls and a heated towel radiator

OUTSIDE

To the front of the property is mainly laid to driveway giving ample off road parking a small gravel and lawned area provides an attractive space for planting, the property benefits from an attached single garage which is accessed from the front. The rear garden is mainly laid to lawn with a small patio area and pathway which leads to the side access gate. All rear boundaries are fenced for privacy and security

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ADDITIONAL INFORMATION

Local Authority – West Lindsey District Council

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1248.00 sq ft

Tenure – Freehold





DETACHED HOUSE WITH INTEGRAL GARAGE

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			88
(81-91) B		78	
(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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