



34 RAWLINSON AVENUE
CAISTOR LN7 6NQ

£210,000
FREEHOLD

Welcome to Rawlinson Avenue - this spacious and extended three bedroomed home is ideally situated within the historic market town of Caistor.



BILTONS

THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK

01724 642002

34 RAWLINSON AVENUE



DESCRIPTION

This semi-detached property offers a wonderful opportunity for a new homeowner. providing ample space for comfortable and practical living. One of the highlights of this property is the extended ground floor living. Upon entering inside via the large versatile Utility Lobby, this welcoming space enhances the functionality of the home and also offers the potential to be used as a Study or Play/Hobby Room with ease and flowing onto the adjoining Family Room which itself enjoys dual aspect views across the front garden.

The Inner Hallway guides us to the formal Lounge with focal fireplace and a large bay window, this inviting space is perfect for all of the family.

The bright Breakfast Kitchen has a range of fitted units and a door leading to the rear garden, perfect for summer dining outdoors. The ground floor accommodation concludes with a useful WC situated adjacent to the Kitchen, adding to the convenience and appeal of this residence.

To the First Floor, the Three Double Bedrooms are serviced by the stylish Family Shower-room.

Parking will never be an issue with space for multiple vehicles, including a detached garage and room for a motorhome. The outbuildings and good-sized gardens with patio and seating areas create a lovely outdoor space for

relaxation and entertainment. Additionally, there is room for a greenhouse and/or vegetable beds, perfect for those with a green thumb. Overall, this property on Rawlinson Avenue presents a fantastic opportunity for a family looking for a home with a blend of modern amenities and classic charm.

ENTRANCE LOBBY

The side entrance door opens into this generous Lobby that also doubles up as a vast Utility / Hobby Room with two windows, range of fitted storage units, space for fridge and freezer, door to the Inner Hall and door to:

FAMILY ROOM

Having dual aspect views, this useful additional reception room can easily cater for a variety of family requirements and has been used by the present Vendors as a Study, Snug and Music Room.

INNER HALL

The welcoming Inner Hallway leads us to the further living accommodation with the staircase rising to the first floor, open recess beneath, door to a storage closet and doors to the Lounge, Kitchen and WC respectively.

LOUNGE

This spacious reception room enjoys a focal fireplace with inset living flame effect gas fire, large bay window to the front elevation and ample space for media outlets and comfy armchairs and sofas.

34 RAWLINSON AVENUE

WC

With frosted window to the rear, vanity wash hand basin, WC and high level cupboards housing the electrical consumer unit and meters and a further cupboard with double doors housing the central heating boiler.

BREAKFAST KITCHEN

The bright and airy Breakfast Kitchen benefits from a window and door to the rear as well as a cleverly designed array of fitted units including shelved pantry style area concealed behind the entrance door and an integral oven and grill, four ring electric hob and space for dishwasher, washing machine and fridge freezer. Gloss finished tiled upstands, inset sink unit and space for breakfast table.

LANDING

The return staircase rises to the Landing leading inturn to all principal first floor rooms and with a feature window to the side and loft access hatch.

BEDROOM ONE

With window to the front, this bedroom can easily accommodate a kingsize bed, bedside units and a range of wardrobes.

BEDROOM TWO

With window to the rear, this bedroom can easily accommodate a kingsize bed, bedside units and a range of wardrobes.

BEDROOM THREE

With dual aspect views, the bedroom can easily accommodate a double bed and wardrobes.

FAMILY SHOWER-ROOM

Recently refitted, the modern family

shower-room has a stylish range of vanity cupboards below the wash hand basin also featuring a vanity beauty lit mirror above and concealed shaver point, WC, large walk in shower with electric shower over and full length side splash-screen and gloss finished tiling with mosaic style inset feature pieces.

OUTSIDE

Set to a good sized plot, the Front Garden is set to lawn with flowerbed borders and the expansive block paved drive provides ample off road parking for numerous vehicles and easily accommodates a caravan/motorhome as well and leads inturn to the Detached Garage with a further garden area/storage area to the left hand side as well. Gates leads into the Rear Garden, with a hardstanding patio area leading to the rear entrance door and providing access to the outbuildings. The rear garden is set to majority lawn with flowering borders, a raised decking seating area and the garden wraps around the outbuildings and garage providing a further greenhouse/vegetable bed area as well.

OUTBUILDINGS

The former outhouses have been cleverly utilised into two useful outbuildings and offer a great deal of potential for the new owners as well.

The first was used as a dog grooming parlour and features a separate dog wash and shower area and leading onto the main storage/work area to the rear with power and lighting.

The second is used as a garden store and tool shed.

GARAGE

With up and over door, power, lighting and windows to the rear.





34 RAWLINSON AVENUE

ADDITIONAL INFORMATION

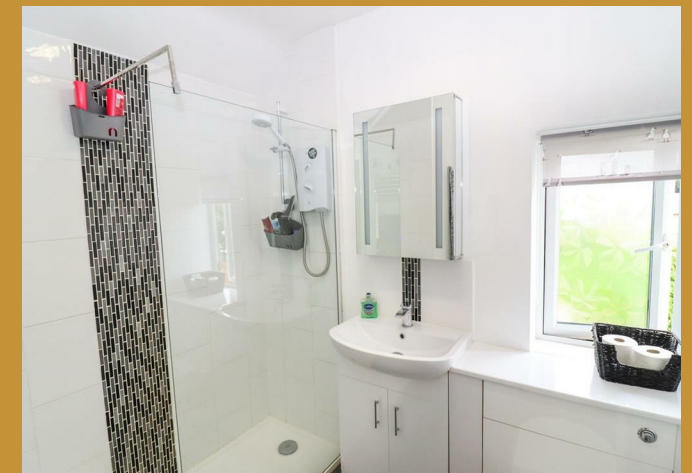
Local Authority – West Lindsey District Council

Council Tax – Band A

Viewings – By Appointment Only

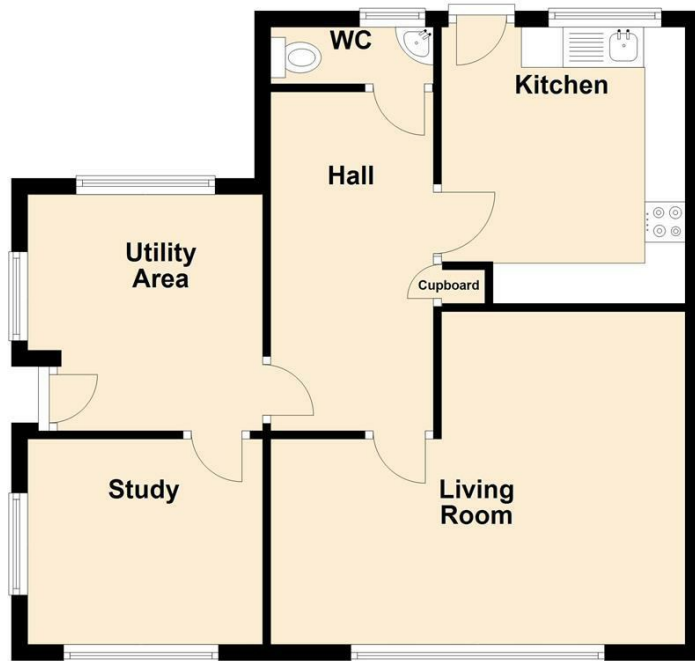
Floor Area – sq ft

Tenure – Freehold



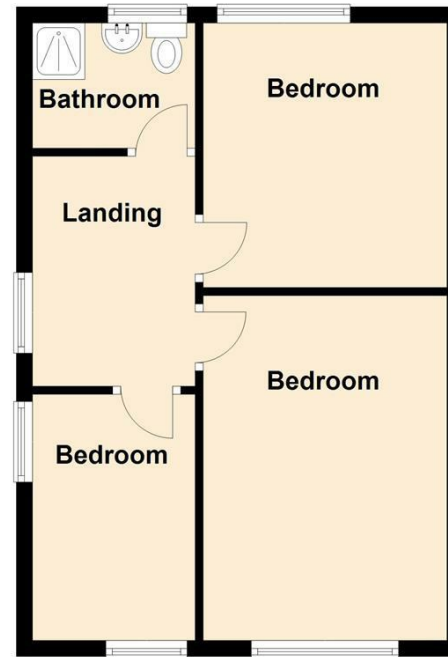
Ground Floor

Approx. 55.7 sq. metres (600.0 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 95.1 sq. metres (1023.7 sq. feet)



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (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

sophie@biltons.co.uk

07789211510

<https://biltons.co.uk/>



BILTONS
THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK

01724 642002