



## 1 LUCIUS WALK CAISTOR, LN7 6GR

**£205,000**  
**FREEHOLD**

Welcome to Lucius Walk - this well planned family home offers welcoming and comfortable living accommodation and has the most incredible outside space as well!



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01724 642002



# 1 LUCIUS WALK



## Description

This modern end-terrace house offers a delightful blend of comfort and convenience. Built in 2010, the property spans an impressive 957 square feet and is situated on a generous corner plot, providing ample outdoor space for both relaxation and recreation.

The bright and airy south-facing lounge is perfect for enjoying the warmth of the sun throughout the day. The modern refitted dining kitchen is a highlight of the ground floor, designed for both functionality and style, making it an ideal space for family meals and entertaining guests. Additionally, a convenient ground floor WC enhances the practicality of the home.

The first floor boasts a well-appointed master bedroom complete with an ensuite shower-room and fitted wardrobes, ensuring a private retreat for the homeowners.

There is also a further double bedroom and a good-sized single bedroom, all serviced by a family bathroom, making this property suitable for families of various sizes.

Outside, the property features a larger than average and wonderfully private plot. With a side vegetable garden, a patio area for outdoor dining and a dedicated play area, this is a perfect haven for children and gardening enthusiasts alike.

The two allocated parking spaces at the rear of the property are easily accessible via the rear garden gate, adding to the practicality of this modern home.

This property is not just a house; it is a wonderful family home that combines modern living with outdoor enjoyment in a desirable location.

Don't miss the opportunity to make this charming residence your own!

## Entrance Hall

The welcoming Entrance Hallway is bathed in natural light and leads to the principal ground floor rooms, with the staircase rising to the first floor.

## Lounge

Enjoying a southerly aspect, the bright reception room is the perfect spot for unwinding with media outlet points and ample space for large comfy sofas.

## WC

With window to the front, wash hand basin, WC and wall mounted electrical consumer unit.

## Dining Kitchen

Recently refitted and providing a fantastic array of worksurfaces and storage, with soft grey units, copper door furnishings and beautifully contrasting marble effect worksurfaces and upstands that blend with the metro style white gloss tiling with concealed downlighting, window above the inset sink unit and sliding glazed doors that open onto the rear garden and patio area.

The Kitchen also features a useful Pantry style storage cupboard, a large farmhouse style oven with extractor hood above, space for large American style fridge freezer and space for tumble drier and washing machine.

## First Floor Landing

With a return landing, leading to all first floor rooms

## Bedroom One

With window to the rear, ample space for a king size bed, further furnishings and featuring a fantastic range of fitted wardrobes. Door to:

## Ensuite

Having WC, wash hand basin, shaver point, extractor and walk in aqua-panelled shower cubicle with electric shower and sliding entrance door.

## **Bedroom Two**

With window to the front, this generously proportioned double bedroom has ample space for a king-size bed and further bedroom furnishings.

## **Bedroom Three**

With window to the front, this generous sized single bedroom offers ample space for wardrobes and further bedroom storage or alternatively would make a fantastic home office space.

## **Family Bathroom**

With WC, wash hand basin, panelled bath, frosted window to the rear and tiling to half walls.

## **Outside**

Set to a larger than average corner plot, the outside space is a real gardener's haven! With a well proportioned paved patio area that can be enjoyed via the sliding door from the Kitchen, the extensive gardens are set predominately to lawn with a pathway leading to the rear garden gate and conveniently onto the rear parking spaces. The garden also features a children's play area, a greenhouse/summerhouse area and then continues all along the side of the property as well with space for garden sheds and a wonderfully concealed working garden area with raised vegetable planters and beds. An additional gateway leads to the slate finished front garden area. The property also enjoys a scenic outlook across a designated green space and onto woodland to the side elevation.

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### ADDITIONAL INFORMATION

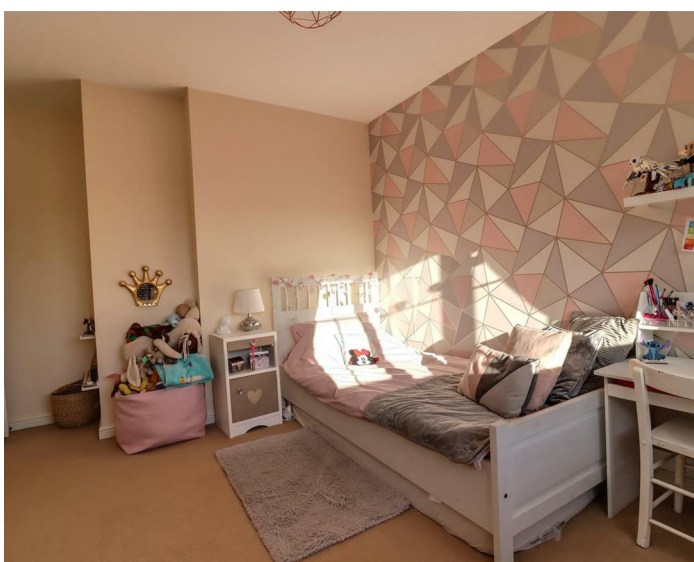
**Local Authority** – West Lindsey

**Council Tax** – Band B

**Viewings** – By Appointment Only

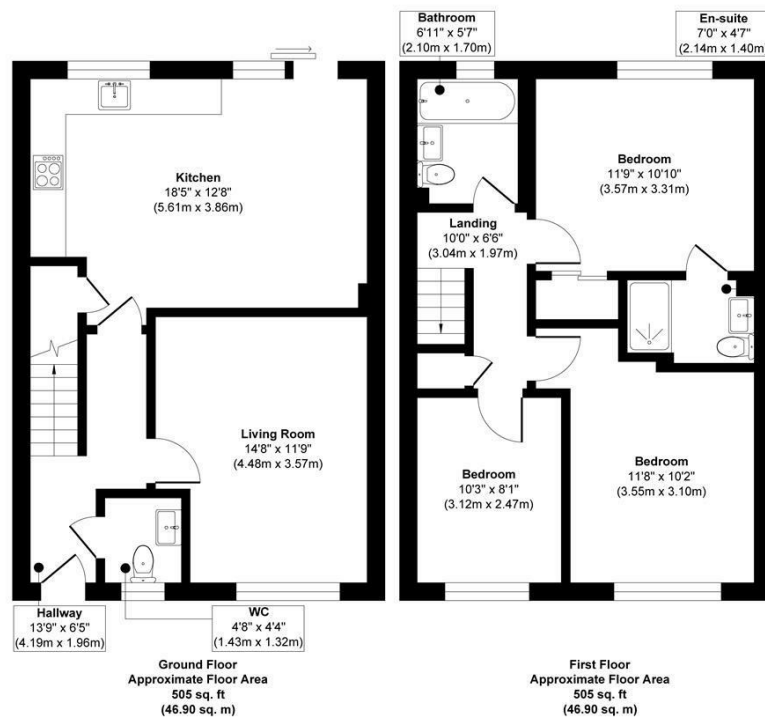
**Floor Area** – 957.00 sq ft

**Tenure** – Freehold





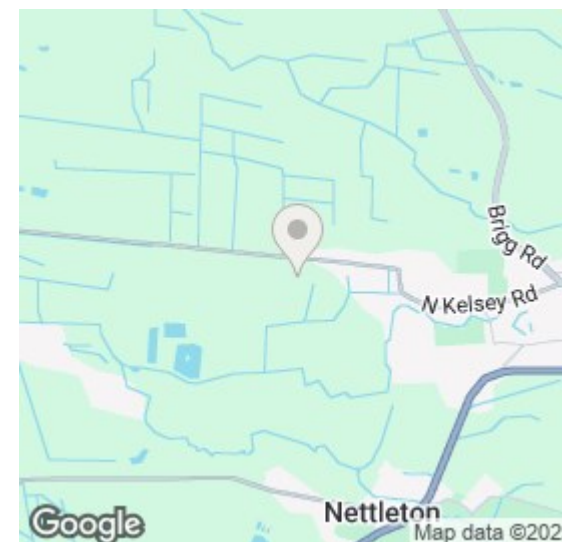
## Lucius Walk, Caistor



**Approx. Gross Internal Floor Area 1010 sq. ft / 93.80 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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