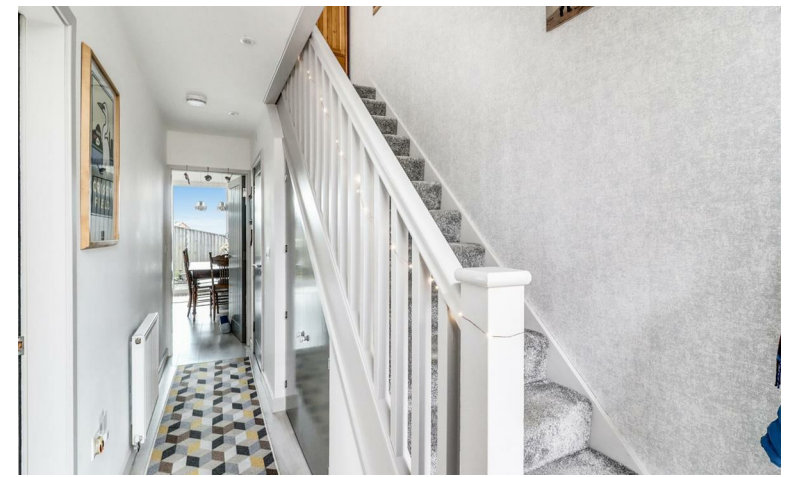




2 VARLOWS YARD

CAISTOR LN7 6UN

£250,000
FREEHOLD

Proudly introducing Varlows Yard in Caistor.
This modern semi-detached home offers versatile living accommodation, flowing across three levels and is offered for sale with the added benefit of no onward chain.



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2 VARLOWS YARD



Description

Wonderfully secluded within the heart of Caistor, this modern semi-detached house that was built in 2019, presents an exceptional opportunity for those seeking a contemporary family home with the added benefit of being within close proximity to the town's amenities and also its highly regarded schools. Spanning across three storeys, this property boasts a well-thought-out layout that is flexible, functional and inviting.

The bright and airy dining kitchen is perfect for family meals and entertaining guests, with the added benefit of integral appliances, a generous dining area and sliding door to the rear garden. The ground floor also features a comfortable lounge, providing ample space for relaxation and is conveniently serviced by the ground floor WC.

Ascending to the first floor, you will find two generously sized double bedrooms, one of which is currently being used as a sitting room to capture the beautiful elevated views. A stylish family bathroom caters to the needs of the household.

The second floor is dedicated to the spacious Master Suite, complete with an ensuite shower room, offering a private retreat and a sense of tranquillity.

Outside, the property benefits from an enclosed courtyard garden, ideal for enjoying the

outdoors in privacy. Additionally, there is parking available for up to three vehicles, a rare find in such a desirable location.

This delightful home is offered for sale with no chain, making it an attractive proposition for buyers looking to move in without delay. With its modern features and prime location, this property is sure to appeal to families and professionals alike.

Entrance Hall

An impressive composite door opens into the bright and welcoming entrance hallway that provides access to all principal rooms. With fitted storage cupboards beneath the staircase which rises to the next two floors. Door to:

Lounge

With a large window to the front, this bright reception room is the perfect spot for unwinding and relaxing. The present Vendors have chosen to utilise this room currently as a ground floor bedroom, which perfectly demonstrates the flexibility and versatility of this home's living accommodation.

Kitchen Diner

Ideal for entertaining as well as convenient everyday living, the Kitchen Diner is a well proportioned space.

Offering a comprehensive modern Kitchen area with a range of gloss finished units to base and eye level, contrasting worksurface and upstands, inset sink unit and with a range of integral

appliances such as a dishwasher, fridge, freezer, chest level electric fan oven and gas fired hob with stylish extractor above.

The wall mounted gas fired combi boiler is cleverly concealed in a corner cupboard as well.

Dining Area

With ample space for a large dining table and chairs with feature lighting above the table area and sliding door to the rear garden

WC

Having WC and vanity wash hand basin

First Floor Landing

The spacious first floor landing provides access to two bedrooms and family bathroom and leads onto the second floor staircase that boasts a beautiful feature window to the front elevation.

Family Bathroom

With frosted window to the rear, the family bathroom offers a vanity wash hand basin with vanity mirror with beauty lighting feature above, WC, P shaped bath with direct feed shower, shaped splash-screen and aqua-panelling to all walls.

Bedroom Three

With large window to the front, this spacious double bedroom has ample room for a double bed and further furnishings.

Bedroom Two

With large window to the rear with fantastic elevated open views, this spacious bedroom has ample room for a double bed and further

furnishings. This room is presently utilised as a Living Room.

Second Floor Landing

With a useful study area, velux style window to the front and loft access hatch. Door to:

Master Bedroom

The impressive Master Bedroom enjoys a large bowed window to the front, velux style window to the rear and may accommodate a king size bed and further bedroom furnishings with ease. With door to:

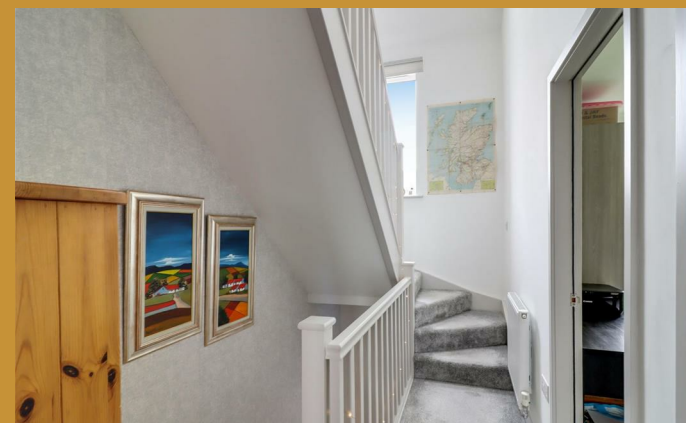
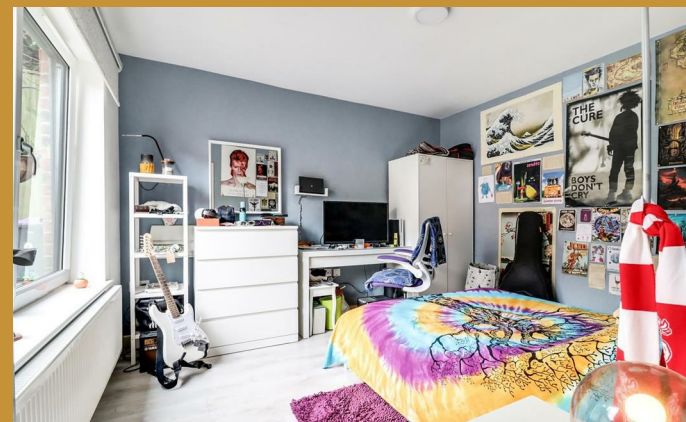
Ensuite

With window to the rear, vanity wash hand basin with beauty lit mirror above, WC and large walk in shower cubicle with direct feed shower and aqua-panelling to all walls.

Outside

Tucked in the corner of this exclusive cul de sac of only five homes, the property offers 3 allocated block paved parking spaces. A useful side gated passage leads to the left of the property and into the private, enclosed west facing garden which is set to low maintenance paving and is a beautiful spot for summer BBQs that can also be easily accessed via the Kitchen Diner sliding doors. Storage is conveniently provided by a timber garden shed and further timber bicycle/garden implement store.

2 VARLOWS YARD



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ADDITIONAL INFORMATION

Local Authority – West Lindsey District Council

Council Tax – Band C

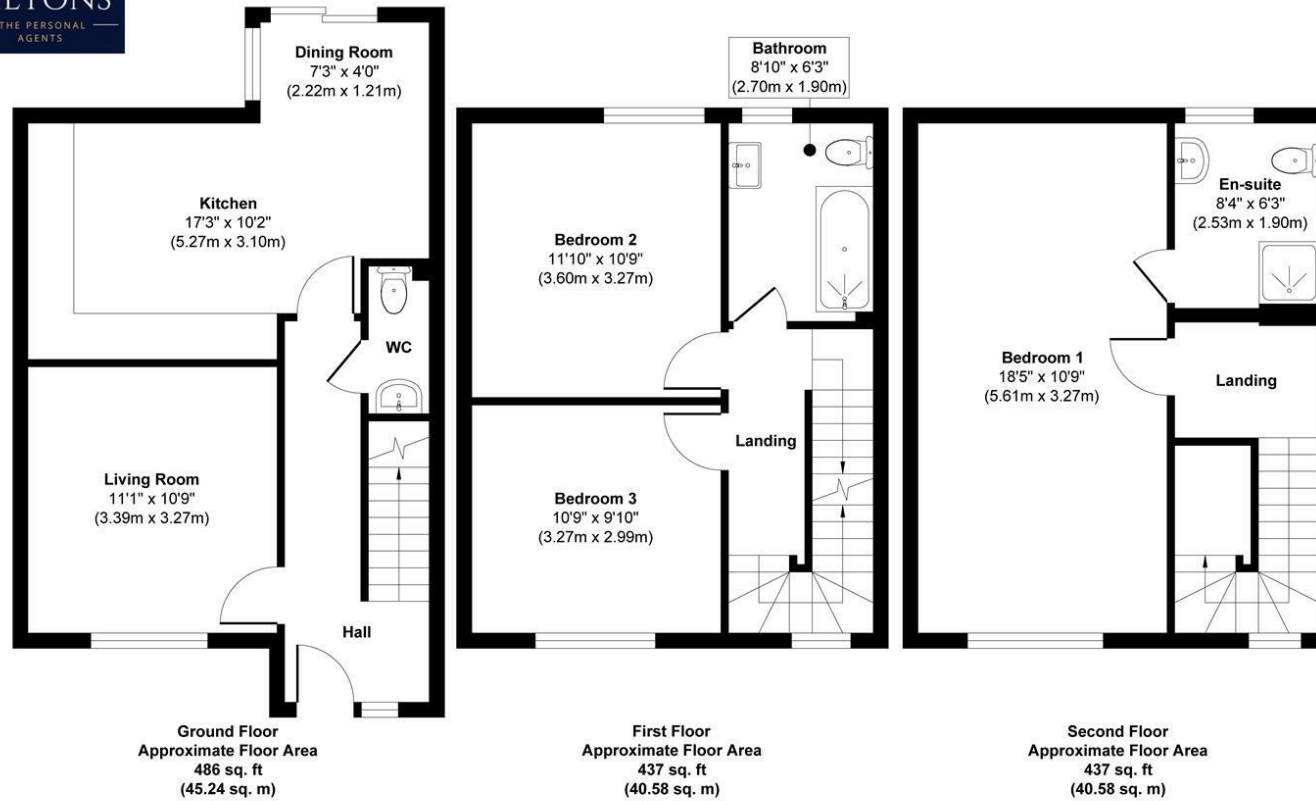
Viewings – By Appointment Only

Floor Area – 1151.00 sq ft

Tenure – Freehold



Varlow's Yard, Caistor



Approx. Gross Internal Floor Area 1360 sq. ft / 126.40 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) A		93
(81-91) B	83	
(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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