

## 9 THE MEADOW

CAISTOR LN7 6XD

**£240,000**  
**FREEHOLD**

Presenting The Meadow in Caistor.

This remarkable detached home is well situated at the end of a no through lane and offers an exceptional opportunity for its new owners to complete an impressive extension project.



WWW.BILTONS.CO.UK  
01724 642002



## 9 THE MEADOW



### Description

Nestled in the charming area of The Meadow, Caistor, this property offers so much more than meets the eye and has been thoughtfully extended by the current owners, providing a solid foundation for further personalisation.

Upon entering, we are greeted by spacious and bright living areas, including a well-appointed reception room to the front.

The modern dining kitchen is perfect for family meals and entertaining, while the dual aspect lounge offers a warm and inviting space to relax.

The ground floor features two generous double bedrooms, alongside a family bathroom and separate WC, ensuring ample accommodation for family and guests.

Ascending to the first floor, you will find an additional double bedroom, providing privacy and comfort.

The extension, which is already water-tight and fitted with walls, concrete flooring, and windows, promises to enhance the living experience further. Plans for a new master bedroom, a family bathroom, and a large family room with feature windows and doors leading to the rear garden are already in place, allowing for a seamless transition into your dream home.

Outside, the property boasts a good-sized wraparound garden, perfect for outdoor activities and summer entertaining.

The gravelled driveway offers ample off-road parking for several vehicles, with ease. Additionally, the garage has been converted into a versatile workspace, complete with an adjoining office. This space could easily serve as a studio, gym, or hobby room, or be reverted back to a garage if preferred.

This delightful home is ready for its new owners to add

their personal touch and create a remarkable family haven in a lovely setting and is offered for sale with the added benefit of no chain!

### Entrance Hall

A contemporary composite door opens into the useful entrance hallway with cloaks hanging/storage area, double doors opening into the Kitchen Diner and door to the:

### Inner Hall

Inviting us into the main residence with doors to Lounge, Dining Kitchen and concluding in a wide reception area with doors to the further bedrooms, family bathroom and WC, Staircase rising to the first floor.

### Lounge

A wonderfully bright and spacious reception room with large window to the front and two further windows to the side offering a tranquil space for relaxation and unwinding on the sofa.

### Dining Kitchen

The modern dining kitchen serves as the hub of this home with a well planned kitchen area that flows onto a spacious dining area.

### Kitchen Area

With a fantastic range of modern white fitted units and a central island with breakfast bar and low level feature lighting above. A range of integral appliances add to the convenience of the kitchen area and include a hob with black glass splashback that contrasts wonderfully with the white gloss finished metro tiled upstands, integral oven, grill and dishwasher and ample space for a freestanding American style fridge freezer. A large window to the side rests above the inset black resin sink unit and further lighting providing by recessed spotlights to the ceiling. Opening to:

## Dining Area

With window to the front and double doors to the entrance hall, there is ample space for dining table and chairs and including a convenient range of fitted storage units.

## Bedroom One

A generous double bedroom with window to the rear/extension.

## Bedroom Three

A generous double bedroom with window to the rear/extension.

## Family Bathroom

With wash hand basin, panelled bath with electric shower above, window to the side, towel rail radiator and white gloss tiling to majority walls.

## WC

With window to the side and WC.

## Lobby

Former office space that now leads us to the extension through a uPVC door.

## First Floor - Bedroom Two

With window to the side and a range of fitted wardrobes, this spacious room also offers a further study/dressing area and access to the large eaves storage space.

## Extension

Offering an incredible opportunity for someone to put their own stamp on this substantial family home, with the ground works completed, concrete floorings in situ and new uPVC windows all fitted. The current design and plans envisage that current Bedroom One would be converted and opened into the current Lounge to provide one large reception room to the front, and the extension would offer a new family room to the rear with the potential to add a roof lantern with fully length windows and double

doors opening to the garden.

The current design would also allow for a new larger second family bathroom situated next to the new master bedroom.

## Bathroom

With window to the side

## Bedroom

With large window to the rear

## Family Room

With full length windows and doors opening onto the rear garden. Internal door leading to the Office.

## Office

An ideal working space with ample storage and door leading to the converted garage area.

## Converted Garage

Converted by the present vendors, this could easily be used as a gym, workshop, hobby room or also converted back to a garage if desired with relative ease.

## Outside

Set to a generous wraparound plot set to majority lawn with a long gravelled driveway to the front offering ease of parking for numerous vehicles and including a raised paved patio to the front.

## AGENTS NOTE

We have devised two floorplans with our marketing details - one to show the future floorplan once the extension is fully completed as per the approved planning permission and the second to detail the current, existing habitable living accommodation as it presently is.

# 9 THE MEADOW





## 9 THE MEADOW





## 9 THE MEADOW

### ADDITIONAL INFORMATION

**Local Authority** – West Lindsey

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – sq ft

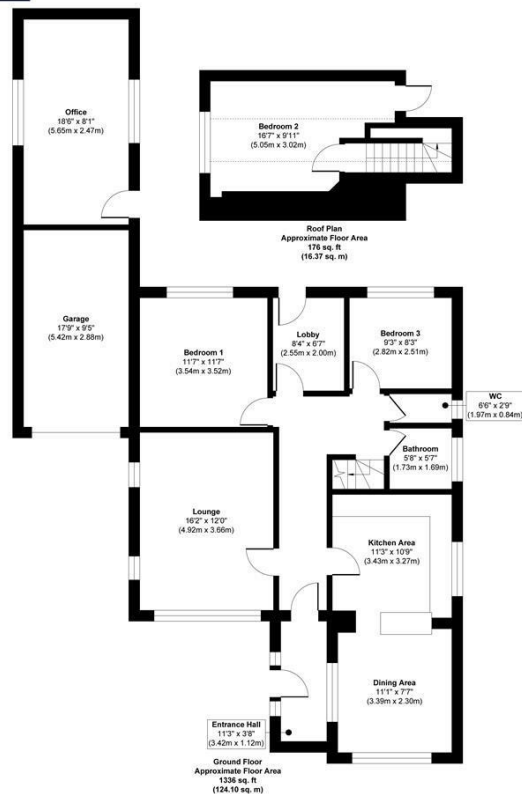
**Tenure** – Freehold







### The Meadow Caistor (pre-extension)



Approx. Gross Internal Floor Area 1512 sq. ft / 140.47 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		
(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

sophie@biltons.co.uk

07789211510

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



WWW.BILTONS.CO.UK

01724 642002