



6 MARCUS WALK

CAISTOR, LN7 6GT

£300,000
FREEHOLD

Presenting 'The Cedar Tree' - where modern living meets timeless charm.
This sizeable four-bedroom detached home in Caistor is perfectly planned for elegant yet practical family living.



WWW.BILTONS.CO.UK
01724 642002

6 MARCUS WALK



Description

Nestled in a modern yet tranquil setting, this detached family home was built in 2021, offers a perfect blend of comfort and contemporary living.

Spanning an impressive 1,485 square feet, the property boasts two well-appointed reception rooms, providing ample space for relaxation and entertainment.

The heart of the home is undoubtedly the large, modern breakfast kitchen, which seamlessly connects to an adjoining utility room, making daily life both convenient and enjoyable.

The ground floor also features a study, ideal for those who work from home, along with a practical ground floor WC.

Ascending to the upper level, you will find four generously sized double bedrooms, two of which offer fitted wardrobes and their own ensuite shower rooms, ensuring privacy and comfort for all family members.

The property is situated on the edge of the estate, offering delightful woodland views to the front, creating a serene atmosphere.

The fully enclosed, south-facing rear garden is a true highlight, complete with a paved patio area, perfect for al fresco dining, and a large timber summerhouse, ideal for hobbies or relaxation. Additionally, the property provides parking for up to three vehicles, with convenient gated access to the rear parking area and garage.

Located in the charming market town of Caistor, this home is within excellent school catchments and close to all its wonderful amenities, making it an ideal choice for families.

This property is not just a house; it is a wonderful place to call home!

Entrance Hall

The welcoming front entrance doorway with portico

above and complimenting full length side panels opens into the attractively spacious main entrance hall with tiled flooring for added convenience, staircase rising to the first floor and doors to all principal ground floor rooms

Lounge

The front facing reception rooms enjoys a serene view to woodland via a large window and having ample space for comfortable sofas, chairs and media outlets with the added benefit of a wall mounted electric fire adding to the cosy ambiance.

Study

A well proportioned Study with window to the front elevation, this is a ideal spot for home working or hobbies.

WC

Providing convenient facilities for the ground floor, featuring WC, wash hand basin, tiled flooring and extractor.

Breakfast Kitchen

The modern gloss finished Kitchen features a fantastic range of fitted units and integral appliances to include dishwasher, fridge, freezer, electric fan oven and grill, 4 ring gas fired hob with extractor hood above. The inset sink unit enjoys a large window above with views across the rear garden.

The central island offers further useful working space and storage opportunities and is movable for added versatility and space for a breakfast table and chairs. With door to:

Utility Room

Fulfilling modern day family living with ease, the Utility Room features space for washing machine and tumble dryer with worksurface above and fitted unit to eye level that conceals the gas fired central heating boiler and a convenient side access doorway to the gardens.

Dining Room

With sliding doors opening onto the rear patios and garden, the light and airy second reception room may easily accommodate a large dining table set or be used as an additional Lounge/ Garden Room.

First Floor Landing

The wide Landing invites us to the first floor living space and offers a useful airing/storage cupboard and access to the loft via ceiling hatch,

Bedroom One

With window to the rear, this spacious double bedroom also boasts a fantastic range of full length fitted wardrobes and space for further bedroom furnishings and with door to:

Ensuite

The first ensuite offers WC, wash hand basin with tiled upstand and mirrored vanity cabinet above, electric shaver point, frosted window to the rear and large aqua-panelled shower cubicle with sliding entrance doors and electric power shower.

Bedroom Two

The second bedroom is of generous proportions and offers a large window to the front, enjoying woodland views, a range of full length fitted wardrobes and door to:

Ensuite

With tiled upstand above the wash hand basin, mirrored vanity unit and electric shaver point, fully tiled shower cubicle area with bi-folding entrance door and direct feed shower, WC and frosted window to the side.

Bedroom Three

The Third double bedroom enjoys ample space for bedroom furnishings and a window to the front with a picturesque woodland outlook.

Bedroom Four

The final double bedroom is currently utilised as a craft room and offers a window to the rear.

Family Bathroom

Servicing Bedrooms 3 and 4 with ease and featuring wash hand basin with mirrored vanity cabinet above and electric shaver point, WC frosted window to the side, panelled bath with handheld shower wand over and tiled splashbacks.

Outside

The front entrance is accessed via a pedestrian walkway bordered by a designated green space and an abundant copse with a further walk way conveniently leading to the rear parking area and garages (accessed just off Nerva Drive)

The rear garden offers a wonderful south facing disposition and is set to majority lawn with pebble topped borders, paved patio and external seating area and a pathway from the rear entrance gateway. The large timber summerhouse shall be included within the sale with double entrance doors and space for garden furnishings - this is a blissful sun trap perfect for evening alfresco dining or that mid-morning coffee break!

Garage

The single garage is located at the end closest to the property in of a block of three and has an up and over door and block paved parking to the front with the additional parking space situated just opposite for added convenience.

6 MARCUS WALK





6 MARCUS WALK

ADDITIONAL INFORMATION

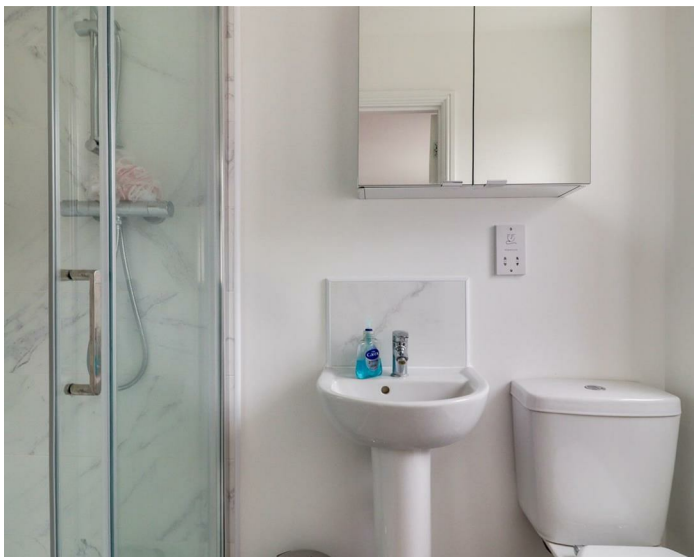
Local Authority – West Lindsey District Council

Council Tax – Band D

Viewings – By Appointment Only

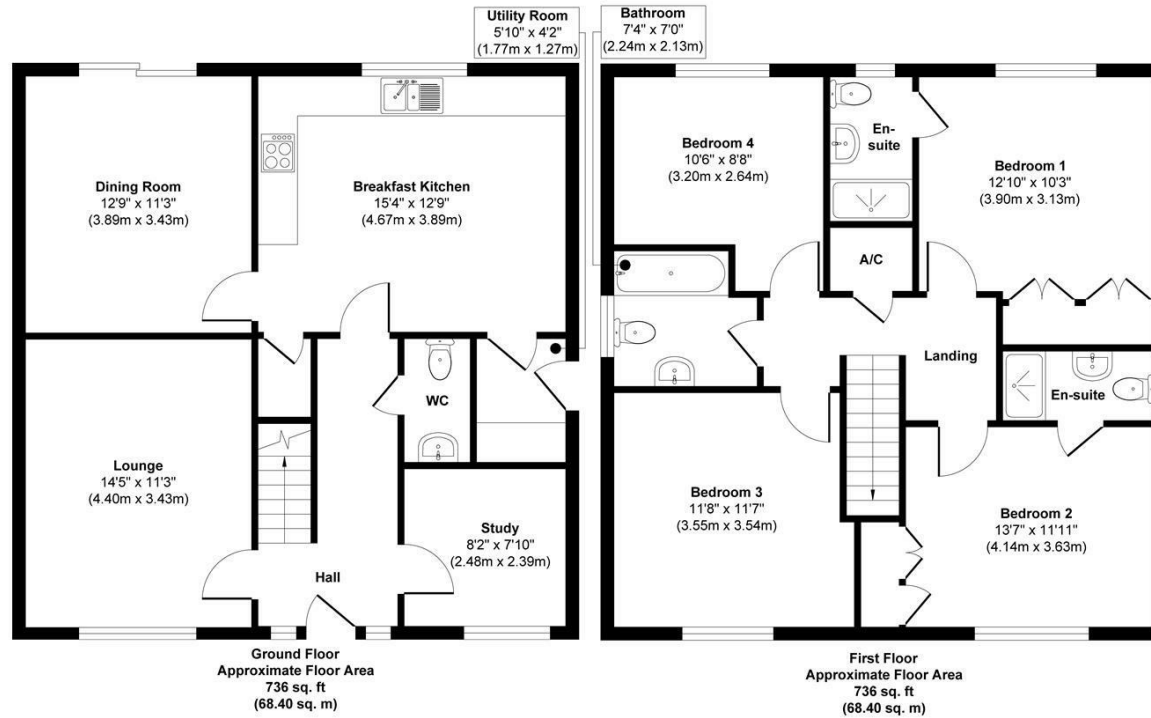
Floor Area – 1485.00 sq ft

Tenure – Freehold





Marcus Walk, Caistor



Approx. Gross Internal Floor Area 1472 sq. ft / 136.80 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) A		91
(81-91) B	81	
(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