



## 24 NEWBOLT CLOSE

CAISTOR LN7 6NY

**£220,000**  
**FREEHOLD**

Welcome to Newbolt Close - this spacious detached bungalow offers stylish living as well as the practicalities of a large detached garage and workshop, loads of off road parking and a fabulous, private corner plot.



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## 24 NEWBOLT CLOSE



### Description

Set on a large corner plot, this exceptional detached bungalow offers a seamless blend of comfort, space, and style. Boasting two generously sized double bedrooms, a luxurious family bathroom and a bright, front-facing living room that fills with natural light, this home exudes both warmth and elegance.

The heart of the property is the spacious dining kitchen, thoughtfully designed for both everyday living and entertaining, with ample room for family meals or hosting guests.

Outside, the property continues to impress with a larger than average plot, a long private driveway providing convenient off-road parking for multiple vehicles, and a substantial detached garage with adjoining workshop – perfect for storage, hobbies, or potential conversion. The private rear garden offers a peaceful retreat, ideal for relaxing or alfresco dining.

Tastefully decorated throughout and move-in ready, this is a rare opportunity to own a standout home in a sought-after location.

### Entrance Porch

A handy space for cloaks and boots, opening into:

### Reception Hall

The welcoming hall guides us to the main principal living areas with the added benefit of a storage via the airing cupboard.

### Lounge

The bright and airy living room enjoys a front facing bay window and offers ample space for large sofas, armchairs, furnishings and media outlets

### Dining Kitchen

With a useful range of modern fitted units in a versatile 'U' shape with contrasting worksurface over, glossy metro style tiled upstands, integral electric fan oven and grill with four ring gas fired hob and shaped extractor above, inset sink nit with flexi-mixer tap over and space for large fridge freezer, dishwasher, washing machine. With two windows overlooking the walled rear garden and door opening onto the rear patio, the kitchen concludes with a convenient dining table and chairs area.

### Bedroom One

With large window to the rear, this spacious double room can easily accommodate a

kingsize bed and further bedroom furnishings.

#### **Bathroom**

A beautiful space to unwind with large 'P' shaped panelled bath with shaped side splashscreen and direct feed shower over, WC, vanity wash hand basin with vanity mirror above, chrome effect towel rail radiator, extractor and frosted window to the side elevation.

#### **Bedroom Two**

With large window to the front, this spacious double room is currently utilised as a dressing room and study however this may also easily accommodate a kingsize bed and further bedroom furnishings.

#### **Outside**

The front garden is set to lawn, edged by the extensive driveway that runs to the Detached Garage and Workshop through timber five bar gates.

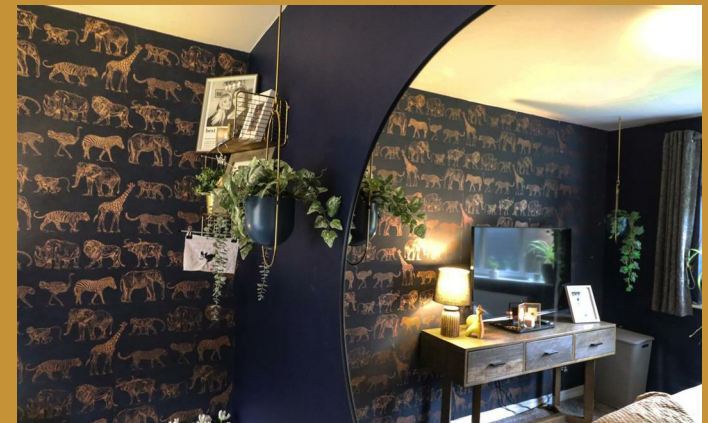
The rear garden is wonderfully private with large wall to the rear, set to lawn with pave patio and seating areas - perfect for relaxing and entertaining.

#### **Garage / Workshop**

With large open and over door, side courtesy door and timber panelling - the

Garage and Workshop is an impressive workspace with power and lighting.

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### ADDITIONAL INFORMATION

**Local Authority** – West Lindsey

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 828.00 sq ft

**Tenure** – Freehold



Approximate Gross Internal Area  
74.78 sq m / 804.92 sq ft

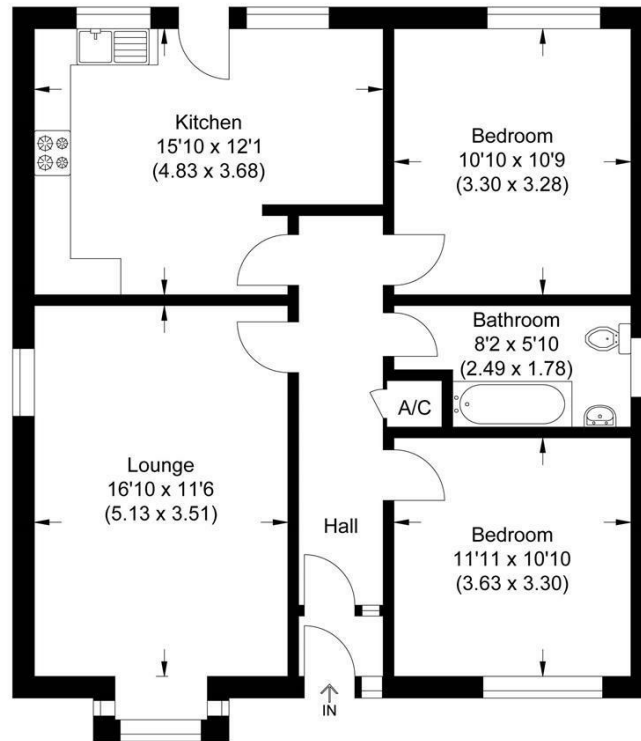


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>84</b>
	<b>70</b>	
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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