



- Three/Four Bedroom Detached House ● Recently Refurbished Throughout
 - Approx. 8.4 Acres In All
- Range of Outbuildings including Cattery Pens, Dog Kennels, Stables, Barn and Car Port
 - Accessible Location on the Outskirts of Caistor
 - No Upward Chain

GENERAL AND SITUATION

Approximate Distances:

Caistor 1 miles • Market Rasen 9 miles • Grimsby 15 miles
Scunthorpe 18 miles • Lincoln 27 miles

A newly refurbished three/four bedroom detached house set in approx. 8.4 acres of gardens and grazing land with a good range of outbuildings including kennels, cattery pens, stabling and barn, in an accessible location and with no upward chain

This lovely property has previously been run as a boarding kennels and cattery, and as a family home. It has potential for a wide variety of different uses and has recently been modernised and upgraded, including rewiring and a new LPG gas boiler (both with the relevant safety certificates), roof insulation, some replastering, redecoration throughout, and replacement flooring, interior doors and skirtings.

The property is situated on the edge of the market town of Caistor, on the northern borders of the Lincolnshire Wolds. Caistor has a highly respected Grammar School and a good range of shops and facilities and has easy access to the A46 which provides good links to the surrounding towns and cities.

THE RESIDENCE

A recently refurbished three/four bedroom house, with LPG gas central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

From the front door the **Entrance Porch** which has tiled flooring, leads into the **Hallway**, with stairs rising to the **First Floor**, an understairs storage cupboard, new vinyl flooring and to one side a **Study/Occasional Bedroom Four** with new vinyl flooring and to the other side a **Lounge/Dining Room**, which is divided by an arch and has a coal-effect gas fire with wooden surround and granite style hearth to one end, new carpets and double doors out to the garden.

A **Downstairs Shower Room** has a wash hand basin, WC, electric shower in cubicle, heated towel rail and tiled walls and vinyl flooring.

The **Kitchen /Dining Room** is fitted with a range of wooden wall and base units with worksurfaces, integrated appliances comprising fridge, freezer, Neff oven, AEG four ring hob with extractor over, There is space for a washing machine, a feature fireplace with electric fire, wooden mantle and tiled hearth, exposed ceiling beams, vinyl flooring and a door to outside.

To the **First Floor**, which has been recarpeted throughout, the **Landing** gives access to **Three Bedrooms** and a **Family Bathroom** with a bath, wash basin, WC, tiled flooring and walls, heated towel rail and a cupboard housing the LPG boiler.





OUTSIDE, OUTBUILDINGS & LAND

From the road a five-bar gate opens into a private tarmac and block paved driveway.

There is a **Double Car Port** c.7.45m x 5.36m (24'4 x 17'7)

The **Gardens** wrap around the house and are mainly laid to lawn with a variety of mature trees and shrubs and an Orchard.

There are a number of **Timber Garden Sheds** and **Greenhouses**, as well as a **Brick Outhouse** which has a sink with work surface and space for appliances below and was formerly utilised as a **Laundry** with coal and log storage.

To the left-hand boundary of the property there are:

Four Cattery Buildings of timber construction and set on a concrete base.

Building One with Five Pens/Runs

Building Two with Three Pens/Runs

Building Three with Three Pens/Runs

Building Four with Five Pens/Runs

Timber Shed with Isolation Kennel Unit with Fenced Paddock surround

Main Kennel Building c. 16.5m x 2.92m (54' x 9'6) comprising **Twelve Kennels** all with **Outside Runs**

Two Stables with Tack Room set on a concrete base

Three Bay Barn 13.3m x 9.8m (43'7 x 32'2)

The **Grazing Land** is predominantly level and currently divided into **Three Paddocks**



IN ALL APPROX. 8.4 ACRES
(About 3.4 Hectares)

RURAL SCENE

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

WEST LINDSEY DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, LPG GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **COUNCIL TAX** D

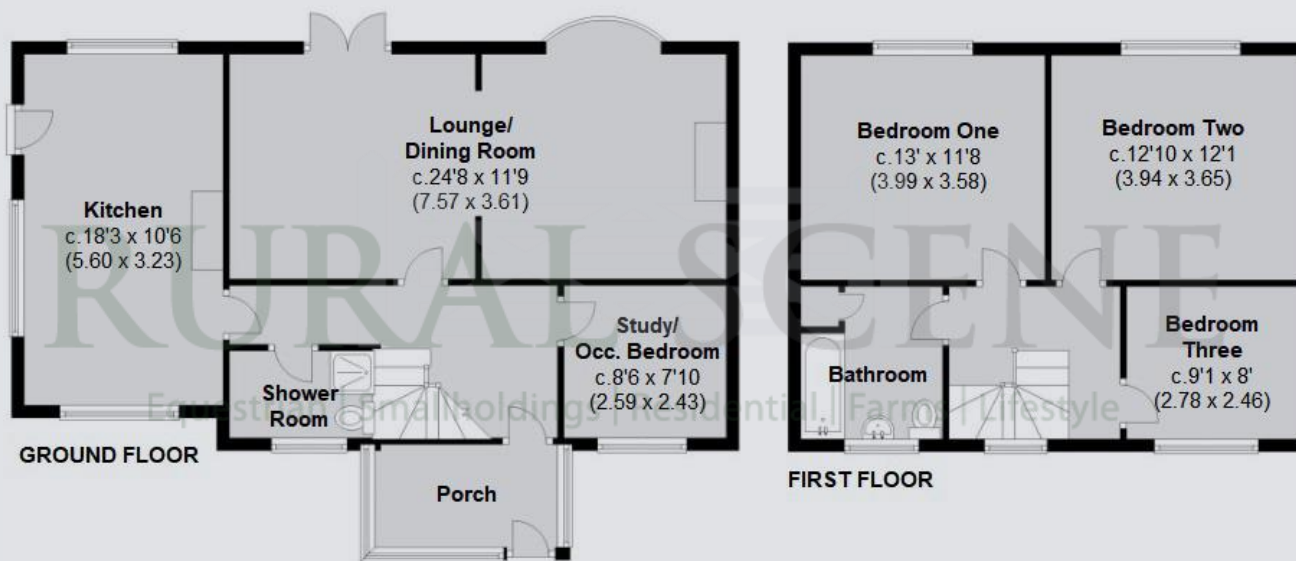
ENERGY RATING G

Nb it should be noted that the epc was carried out before the recent refurbishment of the property.

DIRECTIONS

Head north out of Market Rasen on the A46 and after approximately 8 miles, on reaching Caistor take a left-turn onto Nettleton Road, then the first left onto Navigation Lane. Turn right onto Millfields, then turn left onto North Kelsey Road. Continue for approximately 1½ miles and the property will be found on the left-hand side, identified by our For Sale board.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited OAKLEIGH but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition,

size and acreage of the property and also any planning, rights of way and all other matters relating to it.