



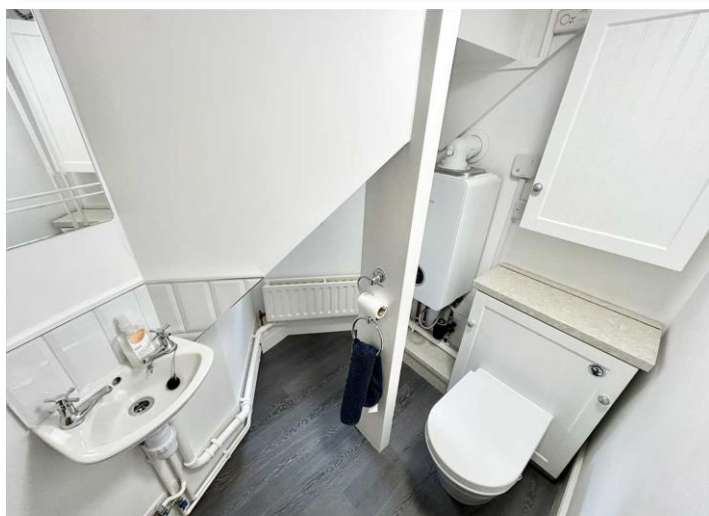
56 South Street, CAISTOR, LN7 6UB

New £130,000



- Chain Free
- Close to Town Centre
- Charming Features
- Two Bedrooms with En-Suite Shower Room
- Utility Room
- Close to Local Amenities
- Well Presented Throughout
- Stunning Views
- Rear Courtyard and Private Decking Area

Bell Watson are pleased to market for sale a unique and quirky, well presented and full of character two bedroom end of terrace property. The property is being sold with no upward chain and briefly comprises entrance hall, large open plan living kitchen and WC to the ground floor with the first floor providing two bedrooms with both having access to the shower room and a good sized landing ideal for a home office work space. There is a decking area off the kitchen door with stairs down to the shared courtyard and private outside laundry/utility room.



LOCATION

Caistor is a small market town located at the foot of the Lincolnshire Wolds, an area of outstanding natural beauty which has plenty of local amenities including Chemist, Newsagents, Post Office, Doctors Surgery, Library & Heritage Centre, Supermarket and Public Houses. There are both Primary and Secondary Schools including Caistor Grammar School which is noted by OFSTED as outstanding. The local ports of Hull and Grimsby are close by, as is Humberside International Airport. There is also easy access to the M180 and other motorway links.

ACCOMMODATION

Very well presented and arranged over three floors.

ENTRANCE HALL

Enter the property via the uPVC double glazed front door into a hallway having carpeted stairs leading to the first floor, a light fitting to the ceiling plus wall lighting, two uPVC double glazed windows to the side aspect, a central heating radiator and grey wood effect cushion flooring that continues throughout the ground floor.

LOUNGE 5.40m (17' 9") x 3.73m (12' 3")

A large and open plan area enjoying plenty of features to include exposed brick, an ornate fireplace and painted beams. There are two pendant lights to the ceiling, a uPVC double glazed windows to the front and side aspect, two central heating radiators and wall mounted storage units.

KITCHEN 3.04m (10' 0") x 2.30m (7' 7")

Having been well appointed to make the most of the space providing a range of wall and base units fitted with complementary counter tops and tiled splash backs incorporating a composite sink with chrome mixer tap, an integrated electric double oven and ceramic hob with extractor over. There is a fitted breakfast bar, a light fitting to the ceiling, and uPVC double glazed external door to the decking area.

GROUND FLOOR WC

Housing the modern Worcester combination boiler (approx 2 years old) and incorporating a back to wall WC and wall mounted sink with tiled splash back. There is a light fitting to the ceiling, a central heating radiator, a uPVC obscure double glazed window to the side aspect and grey wood effect cushion flooring.

LANDING

An excellent space for a home office, carpeted with a central heating radiator, 2 pendant lights to the ceiling and a uPVC double glazed window to the front elevation.

BEDROOM ONE 2.98m (9' 9") x 2.13m (7' 0")

Fitted with a range of built in wardrobes having sliding doors. There is a pendant light to the ceiling, a uPVC double glazed window to the rear aspect having excellent views, a central heating radiator and carpeted flooring.

SHOWER ROOM 2.56m (8' 5") x 1.13m (3' 8")

A Jack & Jill shower room is fitted with a fully tiled mains shower enclosure, and a combination unit to include a WC, wash basin and storage. There is a light fitting to the ceiling, a chrome central heating towel rail and cushion flooring.

BEDROOM TWO 3.26m (10' 8") x 1.87m (6' 2")

To the front of the property having built in wardrobes fitted with sliding doors, a pendant light to the ceiling, a central heating radiator, carpeted flooring and a uPVC double glazed window over looking the playing field.

UTILITY ROOM 3.15m (10' 4") x 1.55m (5' 1")

Enter from the courtyard through the uPVC external door. Fitted with base units, worktops and a stainless steel sink. There is plumbing and electricity for a washing machine and tumble dryer, a light fitting to the ceiling, a timber framed window and grey wood effect cushion flooring.

OUTSIDE

The property provides a decked area off the kitchen door enjoying beautiful countryside views. A flight of stairs takes you down to a courtyard with shared rear access to the main road. The utility room is accessed from the courtyard.

FIXTURES AND FITTINGS

All built in appliances, fitted blinds, light fittings and floor coverings are to be included within the sale of the property.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

The Council Tax Band to this property is Band A as confirmed by West Lindsey District Council





PROPERTY MISDESCRIPTION

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