



3 Whitegate Hill, Caistor



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OFFERS IN THE REGION OF £225,000



Key Features

- NO UPWARD CHAIN
- ESTABLISHED POSITION
- GENEROUS PROPORTIONS
- 25' LOUNGE/DINER
- KITCHEN WITH APPLIANCES
- GARAGE AND PARKING
- EPC rating D
- Freehold





NO UPWARD CHAIN.

A rare opportunity to acquire a generous individually designed 3 bedroom detached Family home with Garage on the edge of the Georgian market town of Caistor. The 25' Lounge/Dining room is ideal for family celebrations and the modern Kitchen allows for relaxed socialising. The 2 double and 1 single bedrooms are served by a Bathroom with separate Toilet. A traditionally styled garden completes the home.

VIRTUAL REALITY TOUR

Please click the link:

<https://kuula.co/share/collection/7J6dK?logo=0&info=0&fs=1&vr=1&sd=1&initload=0&thumbs=1>



RECEPTION HALL 4.21m x 3.72m (13.8ft x 12.2ft)

A Pvcu door with matching fan light and side screens opens to the broad Hall with parquet flooring, coving, radiator, telephone point, Cloaks cupboard and stair to the first floor with cupboard under.

DINING ROOM 4.1m x 4.69m (13.5ft x 15.4ft)

A superbly lit dual aspect room with Pvcu leaded splay bay window to the front and additional window to the side aspect, radiator, coving and concertina doors to

SITTING ROOM 3.62m x 3.5m (11.9ft x 11.5ft)

A further dual aspect room with Pvcu windows to the side and rear aspects and centred on minster style fire surround with inset coal effect gas fire.

BREAKFAST KITCHEN 4.2m x 3.43m (13.8ft x 11.3ft)

The informal social heart of the home extensively appointed with a range of high and low cream fronted units with contrasting grey worktops to include a 1 1/2 bowl stainless steel sink unit with cupboards under, space and plumbing for an automatic washing machine, radiator, tiled splash areas, a range of integrated appliances to include a dishwasher, electric hob with chimney style extractor over, double oven with storage and over, built in microwave oven, further range of



underlit units at eye level, Pvcu double glazed window overlooking the rear garden, laminated flooring, cupboard housing the floor standing gas fired heating boiler and door to

SIDE ENTRANCE

A practical space with decoratively tiled floor, Pvcu entrance door, door to the Garage and

TOILET 1.42m x 1.07m (4.7ft x 3.5ft)

Appointed with a hi flush wc, tiled floor and Pvcu window.

STORE 1.48m x 1.42m (4.9ft x 4.7ft)

With pvcu window and power point.

LANDING

Centrally placed with coving, Pvcu double glazed window, coving and access to the roof space.

BEDROOM 1 4.7m x 4.1m (15.4ft x 13.5ft)

A generous dual aspect double room with Pvcu double glazed windows to the front and rear, radiator, coving and tv aerial point.

BEDROOM 2 4.13m x 3.46m (13.5ft x 11.4ft)

A further dual aspect double room with Pvcu double glazed windows to the rear and side aspects and radiator.

BEDROOM 3 3.74m x 2.9m (12.3ft x 9.5ft)

A forward facing room with double glazed Pvcu window, radiator and coving.

BATHROOM 2.12m x 2.1m (7ft x 6.9ft)

Appointed with a coloured suite to include a panelled bath, vanity basin with cupboards and drawers under, chrome towel radiator, tiled to full height, fitted Linen cupboards to one wall and Pvcu window.

TOILET 2.12m x 1.12m (7ft x 3.7ft)

Appointed with a matching close coupled wc and pvcu window.



OUTSIDE

The property is set back from the road beyond a reception drive and twin gates allow access to the internal GARAGE (5.43m x 6.55m) with up and over door, power points and 2 Pvcu windows. There are walkways to either side which open to a raised lawn with established herbaceous and shrub beds and borders. There is also a timber Shed and seating area.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND D. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

KEY FACTS FOR BUYERS:

CLICK THE LINK.

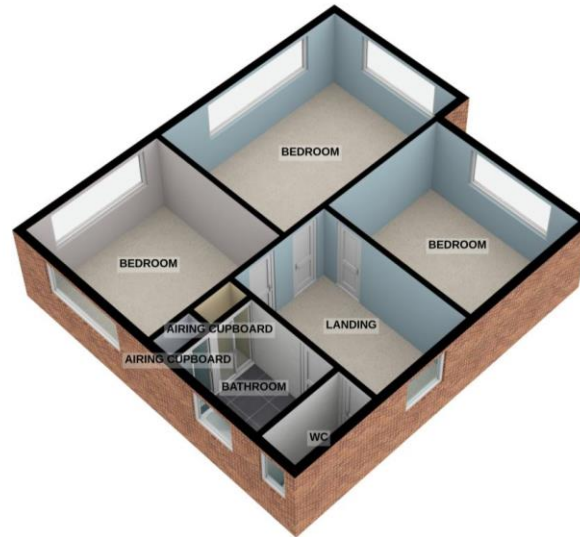
<https://sprift.com/dashboard/property-report/3-whitegate-hill-market-rasen-ln7-6sw/2697302>



GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.




1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:
3 WHITEGATE HILL, CAISTOR

