



Grimsby Road, Caistor



5



2



2

£300,000



Key Features

- GRADE II LISTED
- PROMINENT LOCATION
- 3 STOREY BUILDING
- PARKING TO REAR
- FLEXIBLE ACCOMMODATION
- MIXED USE PROPERTY
- EPC RATING D
- COUNCIL TAX BAND D





NO UPWARD CHAIN.

This prominently positioned Grade II listed 5/6 bedroom 3 storey property is considered to offer excellent investment opportunity within the sought after town of Caistor. The generously proportioned mixed use property includes a 2 room Shop/Studio together with a 5 bedroom residential property with cellar and designated parking - all within walking distance of the market place.

Viewing strictly by prior appointment.

REAR ENTRANCE

A balustraded series of steps leads to a wood and glazed door with fanlight over which opens to the rear Hall with tiled floor, radiator, ceiling beam and main stair to the first floor.

BREAKFAST KITCHEN 5.86m x 4.26m (19'2" x 14'0")

A generous rear facing room ideal for informal socialising appointed with a range of high and low storage cabinets with inset stainless steel sink unit, tiled flooring, beamed ceiling, 2 radiators, sash window, inset 7 burner gas fired Stoves Range with canopy over, exposed brickwork to one wall, door to Shop/Studio, walk-in shelved Pantry and door down to the Cellar.

UTILITY 2.44m x 2.75m (8'0" x 9'0")

A practical space with wall mounted wash hand basin, close coupled wc, plumbing for an automatic washing machine, radiator, wall mounted gas fired central heating boiler and sash window.

SITTING/DINING ROOM 5.71m x 4.05m (18'8" x 13'4")

A dual aspect room with sash windows to the side and rear, 2 radiators, beamed ceiling and door to

INNER HALL

Allowing access to the forward facing Shop/Studio and second staircase to the first floor.



MAIN LANDING

A part dual height space with 2 radiators and further stair to the second Floor.

BEDROOM 1 4.93m x 4.03m (16'2" x 13'2")

A well proportioned rear facing double room with 2 radiators, sash window, exposed floor boards and wardrobe space with 2 sets of sliding mirrored doors with radiator.

EN SUITE SHOWER ROOM 2.66m x 2.43m (8'8" x 8'0")

Appointed with a suite in white to include a close coupled wc, vanity basin with cupboards under, walk-in tiled and glazed shower enclosure, towel radiator and window to the rear aspect.

BEDROOM 2 5.52m x 3.53m (18'1" x 11'7")

A forward facing double room with sash window, radiator and wardrobe with sliding mirror doors.

BEDROOM 3 4.74m x 4.37m (15'7" x 14'4")

A further forward facing double room with sash window and radiator.

BEDROOM 4 5.69m x 3.21m (18'8" x 10'6")

With window to the rear and radiator.

BATHROOM 2.77m x 2.04m (9'1" x 6'8")

Appointed with a traditional suite in white to include a pedestal wash hand basin, low flush wc, panelled bath with mixer shower attachment and glazed screen, radiator, sash window and tiled shower area.

2nd FLOOR

LANDING 6.80m x 4.34m (22'4" x 14'2")

(MAX MEASUREMENTS) A flexible space suited to use as either an additional Lounge area or as Office space with exposed brick chimney breast and inset cast iron stove, ceiling beams, 2 multi-pane windows to the front aspect and 2 radiators. A rounded arch leads to



BEDROOM 5/ GAMES ROOM 5.59m x 5.25m (18'4" x 17'2")

A versatile rear facing space with vaulted ceilings, beams, radiator and window to small balcony.

BEDROOM 6 4.44m x 4.67m (14'7" x 15'4")

The final, forward facing room with multi-pane window, radiator and ceiling beam.

SHOP / STUDIO

A commercial unit with pedestrian access from Grimsby Road and comprising of:

SHOP / RECEPTION AREA 6.91m x 4.23m (22'8" x 13'11")

A well lit forward room with 2 deep windows and doors to the front, beamed ceiling, spot lighting, radiator and utility cupboard. Arch to:

STUDIO 4.35m x 3.56m (14'4" x 11'8")

A multi use room with window to the front, ceiling beams, radiator and spot lighting.

TOILET

Appointed with a suite to include a close coupled wc, wall mounted wash hand basin, radiator, beam work and tiled floor.

OUTSIDE

The property has a pavement frontage to Grimsby Road and enjoys both a pedestrian and vehicular right of access via the side gates to 2 parking spaces at the rear. There is also a raised, flagged terrace together with a useful Store.

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.



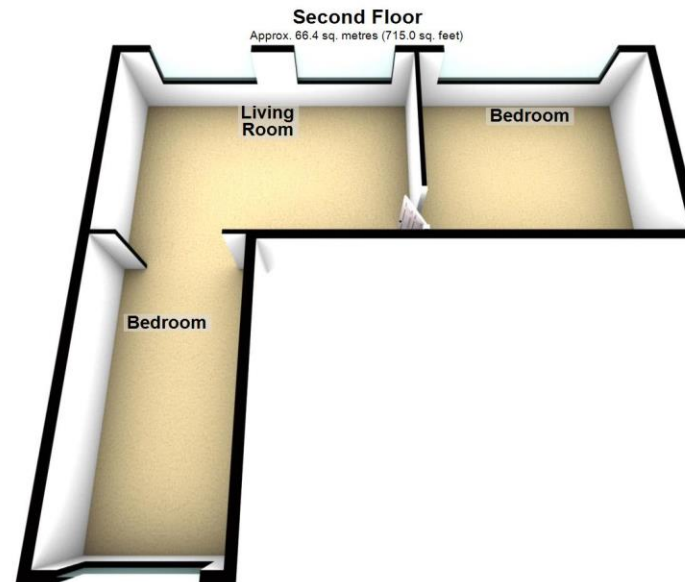
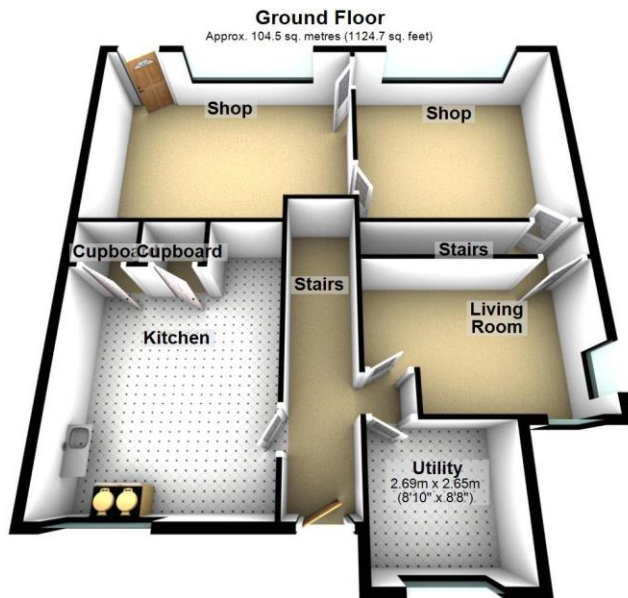
FLOOR PLANS

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





Total area: approx. 282.6 sq. metres (3041.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 