



Nettleton Road, Caistor



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1

£129,000



Key Features

- NO UPWARD CHAIN
- CHARACTER COTTAGE
- COURTYARD GARDEN
- CONVENIENT FOR TOWN CENTRE
- TRADITIONALLY STYLED
- MODERN BATHROOM
- EPC RATING C
- FREEHOLD





NO UPWARD CHAIN

This delightfully presented 2 bedroom centre cottage oozes character and charm. Located close to the market place the home includes a forward facing Lounge, Kitchen overlooking the courtyard garden, a Utility and a modern ground floor bathroom. The 2 generous bedrooms are located on the first floor.

An exceptional cottage which must be viewed.

VIRTUAL REALITY TOUR

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ENTRANCE

1.78m x 1.68m (5.8ft x 5.5ft)

A UPVC door opens to the Reception Lobby with marble style tiled floor, radiator and cornice.

LOUNGE 3.66m x 3.68m (12ft x 12.1ft)

A traditionally styled forward facing room with UPVC double glazed window, exposed timber floorboards, cornice, TV aerial point, radiator and brick built feature fireplace with inset beam and flagged hearth.

KITCHEN 3.67m x 2.79m (12ft x 9.2ft)

Appointed with a range of shaker style white fronted units with contrasting dark wood grain effect tops to include a rectangular deep glazed sink with mixer tap and three cupboards under, three further base units together with a slimline wine cooler, inset electric hob with oven under and chimney style extractor over, china display cabinet at eye level, tiled splash areas, wall mounted Gas fired combination boiler, UPVC double glazed window, staircase to the first floor with covered under, radiator, sliding door back to the Lounge and UPVC double glazed door to the rear garden.

UTILITY 1.9m x 1.93m (6.2ft x 6.3ft)

A most practical space with tiled floor, radiator, painted panelling to picture rail height on 3 walls with painted brick to the remainder, unit housing plumbing for both an automatic washing machine and slimline dishwasher, space for an upright

fridge/freezer, inset, ceiling spotlights and UPVC double glazed window.

BATHROOM 2.7m x 1.76m (8.9ft x 5.8ft)

Being stylishly appointed with a contemporary suite in white to include a close coupled WC, panelled bath with mains shower over and folding shower screen, pedestal wash hand basin, spotlights, radiator and waterproof boarding to full height and to the ceiling.

LANDING

With step up to

BEDROOM 1 3.7m x 3.66m (12.1ft x 12ft)

A generous forward facing double room with UPVC double glazed window, radiator, coving, access to the roof space and decorative painted cast iron fireplace.

BEDROOM 2 2.79m x 2.86m (9.2ft x 9.4ft)

A further double room with part sloping ceiling and exposed ceiling beam, radiator and UPVC double glazed window.

OUTSIDE

The property is fronted by a coped brick wall and a wrought iron gate opens to a pathway with a neat red gravel topped buffer garden. There is a pedestrian right of access across the adjoining property which leads via a high gate and decorative trellis to an easily maintained rear garden which includes a decorative gravel topped area, timber deck and a brick edged area of synthetic grass. A painted brick and pantiled Store completes the property.

NOTE

We understand that the property is subject to a flying freehold with the adjoining property. Purchasers are advised to seek clarification via their legal representatives prior to exchange of contracts. PRICED TO REFLECT WORKS NEEDED.

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 A. 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.

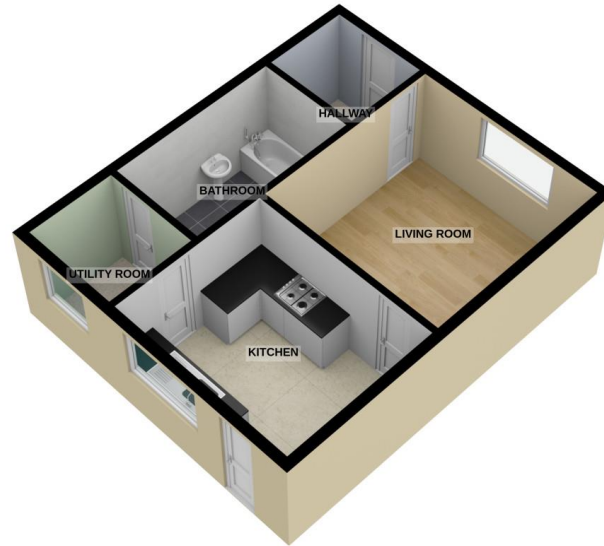
KEY FACTS FOR BUYERS

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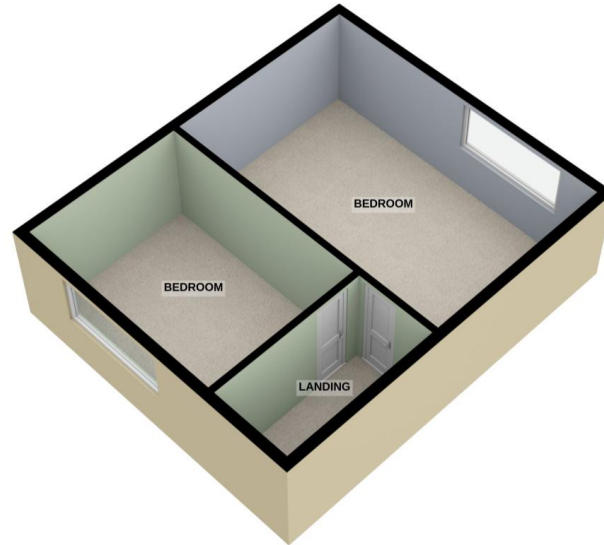




GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		91
(81-91) B		
(69-80) C	72	
(55-68) D		
(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 