



Plough Hill, Caistor



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REDUCED TO OFFERS OVER £235,000



Key Features

- PERIOD HOUSE
- ENCLOSED TERRACED GARDEN
- DUAL ASPECT LOUNGE
- SEPARATE SITTING ROOM
- DINING KITCHEN & UTILITY
- FOUR BEDROOMS
- EPC RATING D
- FREEHOLD





After 15 years of enjoying this distinctive home the Vendors have decided it is time to let a new family become its custodians. Situated in the heart of historic Caistor this detached home enjoys secure rear gardens ideal for family games. Arranged around a central Hall the home includes a cosy Lounge with cast iron stove and a second Sitting Room which can be used as a formal Dining Room that contrasts with the more relaxed Breakfast Kitchen. The 4 first floor Bedrooms are served by both a Shower Room and a separate Bathroom with roll top bath.

Where your family history begins.

ENTRANCE HALL

A recessed Entrance with inset door with stained glass inserts opens to the Hall with radiator and quarry tiled floor.

SITTING ROOM/DINING ROOM 3.18m x 3.13m (10'5" x 10'4")

An intimate forward facing room with sash window, decorative cast iron fireplace, with low level cupboard to one side and radiator.

RECEPTION HALL

Centrally placed with quarry tiled floor, radiator and spindle balustraded stair with cupboard under.

LOUNGE 5.34m x 4.58m (17'6" x 15'0")

An outstanding dual aspect family space with sash windows to the front and rear and centred on the decorative cast iron fire surround with brick lined recess and hearth with inset cast iron multi fuel stove and arched open fronted shelved recesses to either hand. The room also includes a dado rail, radiator, tv aerial point and telephone point.

BREAKFAST KITCHEN 5.30m x 4.59m (17'5" x 15'1")

The informal social heart linking to the rear courtyard and appointed with a good range of beech style fronted high and low units with contrasting grey worktops to include an inset 1

1/2 bowl stainless steel sink unit with 3 cupboards under, a further 3 base units with spaces for an under the counter refrigerator, space for an upright fridge/freezer, cupboard housing the gas fired combination boiler (renewed in 2023), an additional 8 units at eye level together with 2 open fronted display shelves, tiled splash areas, inset 8 burner gas range with stainless steel splash back and chimney style extractor over, window and french doors to the rear, inset wall beam, radiator, spot lighting, tv aerial point and quarry tiled floor.

UTILITY AREA 1.90m x 1.25m (6'2" x 4'1")

appointed with additional work surface and 2 glass fronted china display cabinets, space for both a dishwasher and automatic washing machine.

CLOAKROOM

Appointed with a suite in white to include a close coupled wc, corner wash hand basin, chrome radiator, exposed brick work to one wall, quarry tiled floor and window.

LANDING

A central space with spindle balustraded gallery rail, radiator and access to the roof space.

BEDROOM 1 3.66m x 3.22m (12'0" x 10'7")

A forward facing double room with sash window and radiator.

BEDROOM 2 2.37m x 3.22m (7'10" x 10'7")

Including a sash window to the front aspect and radiator.

BEDROOM 3 3.00m x 3.22m (9'10" x 10'7")

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

BEDROOM 4 2.49m x 1.99m (8'2" x 6'6")

Currently used as a Study with window to the rear and radiator.

BATHROOM 4.96m x 2.14m (16'4" x 7'0")

Appointed with a traditional suite in white to include a free standing, roll top, ball and claw foot bath with telephone style mixer attachment, rectangular wash hand basin, close coupled wc, radiator, double Linen press, spot lighting, extractor fan and 2 windows to the rear.





SHOWER ROOM 2.01m x 2.31m (6'7" x 7'7")

A fully tiled room with a pedestal wash hand basin, full width glazed and tiled shower enclosure with electric shower, radiator and exposed floor boards.

OUTSIDE

Immediately to the rear of the home there is a block paved courtyard with exposed ironstone walls and a side gate opening to Plough hill. A flight of slate topped steps lead upto a 3 terrace lawn , mature apple tree and hard standing for a garden shed.

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 . We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOORPLANS

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.

CONVEYANCING

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Brr Law, Bridge McFarland and Mason Baggott and Garton. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

MORTGAGE

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them



VALUATION

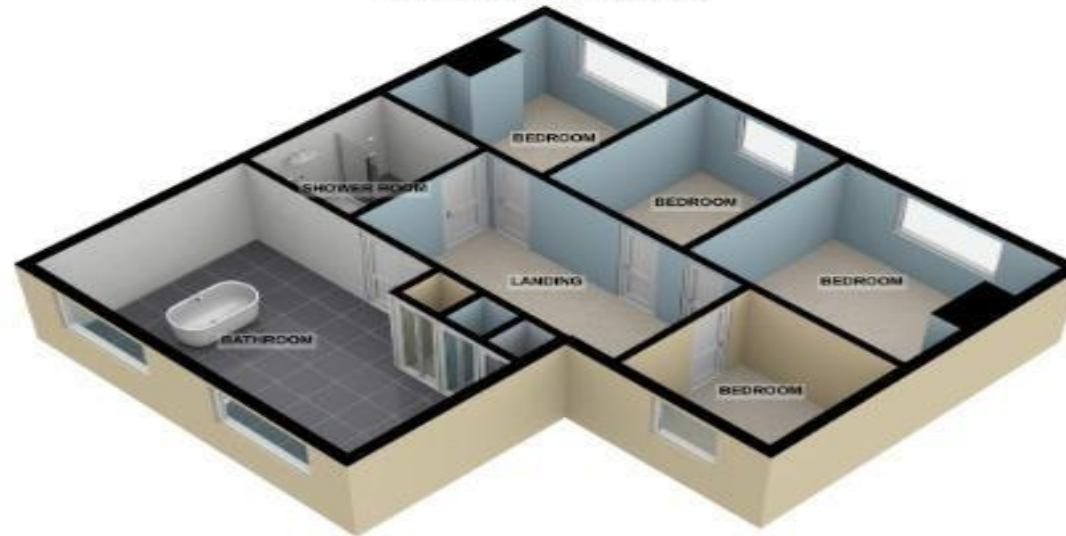
Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 or Newton Fallowell Caistor on 01472 433030 for a free market appraisal.



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.7 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	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	84
(69-80) C	
(55-68) D	56
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

