



Saunders Close , Caistor



4



3



1



£285,000



Key Features

- MATURING LOCATION
- 3 STOREY HOME
- STUNNING DAY KITCHEN
- 2 EN SUITES
- GARAGE AND PARKING
- ENCLOSED GARDEN
- EPC RATING C
- FREEHOLD





An exciting opportunity to acquire a modern 4 bedroom Family home with Garage in a maturing residential area. Arranged over 3 floors the home is centred on the stunning triple aspect open plan Day kitchen with integrated appliances and doors to the enclosed gardens. The first floor includes both a Jack and Jill shower room and family bathroom whilst the indulgent Master suite is situated on the 2nd floor. An excellent modern home which must be viewed.

ENTRANCE HALL

Centrally placed with wood and glazed front door, return staircase to the first floor, radiator and store cupboard.

CLOAK ROOM

Appointed with a suite in white to include a close couple WC, wall mounted wash hand basin, radiator, extractor fan, PVCu double glazed window and part tiled walls.

LOUNGE 3.39m x 5.69m (11'1" x 18'8")

A forward facing room with double glazed splay bay window, two radiators and TV aerial point.

Day room 2.82m x 6.34m (9'4" x 20'10")

Maximum measurements. A beautifully lit triple aspect room, comprising of a generous dining/ sitting area with two radiators, PVCU double glazed windows to 2 aspects and matching French doors to the garden. Opening to kitchen area.

KITCHEN 0.00m x 0.00m (0'0" x 0'0")

Appointed with a range of high gloss finished units with contrasting grey granite style worktops to include inset 1 1/2 bowl stainless steel sink unit with pillar tap, integrated dishwasher, refrigerator and freezer, space and plumbing for an automatic washing machine, 4 further base units, 4 burner stainless steel hob with extractor over, a further six units at eye level, sliding larder store, cupboard housing the gas fired central heating boiler, spotlighting and PVCu double glazed window to the rear aspect.

LANDING 0.00m x 0.00m (0'0" x 0'0")



Radiator, airing cupboard and return staircase to the first floor.

BEDROOM 2 3.37m x 4.00m (11'1" x 13'1")

A forward facing double room with PVCu double glazed window, TV, aerial point and radiator. Maximum measurements.

SHOWER ROOM 2.27m x 1.63m (7'5" x 5'4")

Tiled to 2 walls and appointed with a modern suite to include WC with concealed cistern, wall mounted wash hand basin with waterfall tap, glazed and tiled shower enclosure with both rainwater head and handheld attachment, chrome towel radiator, electric shaver point and door to bedroom three.

BEDROOM 3 4.11m x 3.43m (13'6" x 11'4")

A rear facing double room with radiator and PVCu double glazed window.

BEDROOM 4 3.14m x 2.40m (10'4" x 7'11")

A rear facing room with radiator and PVCu double glazed window.

BATHROOM 2.33m x 1.88m (7'7" x 6'2")

A stylish modern room with tiling to 2 walls and appointed with a suite to include WC with concealed cistern, vanity wash hand basin with cupboard under panelled bath with side fillers and handheld shower attachment, glazed shower screen and rainwater head, spotlighting, extractor fan, electric shaver point, chrome towel radiator, tiled floor and PVCu double glazed window.

SECOND FLOOR

MASTER SUITE

BEDROOM 1 4.41m x 6.09m (14'6" x 20'0")

A delightful forward facing double room with PVCu double glazed window, fitted wardrobe to one wall with sliding doors, two radiators, TV aerial point, access to the eaves storage space and access to the roof space.

EN SUITE 2.18m x 3.50m (7'2" x 11'6")

A generous room including a wide walk-in, glazed and tiled shower enclosure with rainwater head and handheld



attachment, wall mounted wash hand basin with waterfall tap
WC with concealed cistern, radiator, access to the eaves space,
skylight to the rear aspect, chrome radiator spot lighting and
concealed store cupboard.

OUTSIDE

The property is fronted by wrought iron rails with a small front
buffer garden and side lawn. A gated walkway leads to the
enclosed rear of the garden which is again primarily laid to lawn
with a flagged patio together with ornamental and fruit trees. A
side gate opens to a two car tarmac reception driveway and the
property is completed by a single garage in a block of three.

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

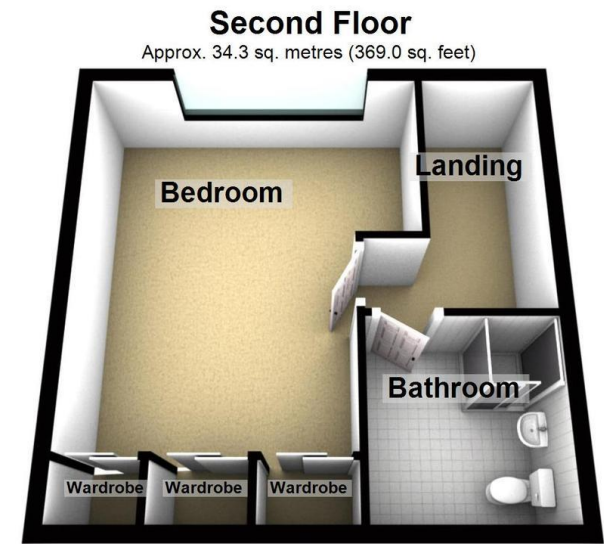
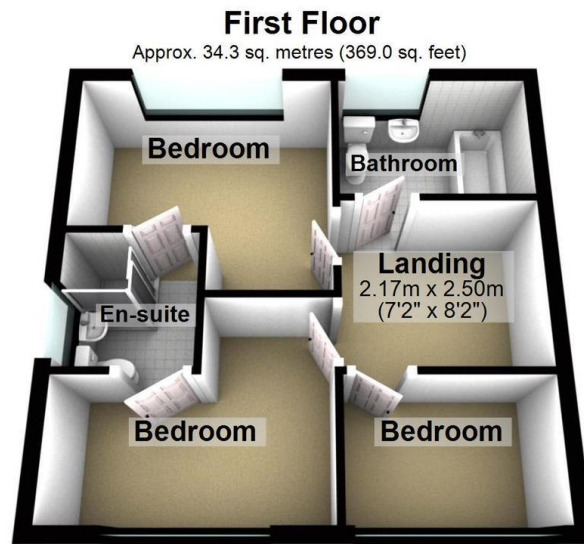
The floor plans included are for identification purposes only and,
as representations, are not to scale. The prospective purchaser
should confirm the the property suitability prior to offer.

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. 118.1 sq. metres (1270.9 sq. feet)

Address: 18 Saunders Close, Caistor, MARKET RASEN, LN7 6JL
RRN:

