



Antonius Close, Caistor



REDUCED TO £150,000



Key Features

- GENEROUS TOWNHOUSE
- EXCELLENT DINING KITCHEN
- 2 DOUBLE BEDROOMS
- 2 PARKING SPACES
- MODERN LANDSCAPED GARDENS
- MATURING AREA
- EPC RATING C
- FREEHOLD





This beautifully lit modern townhouse displays a crisp, contemporary elegance mirrored by the stylishly landscaped garden to create a easily maintained home on the fringe of the historic market town of Caistor. The forward facing lounge offers gentle sophistication and the well appointed dining kitchen links to the garden to form a relaxing social space whilst the 2 double bedrooms are served by a generous bathroom. The 2 parking spaces ensures guests will receive a warm welcome.

ENTRANCE

A canopied entrance with Pvcu door opens to the reception vestibule with tiled floor, radiator and stair to the first floor.

LOUNGE 3.21m x 3.89m (10'6" x 12'10")

A delightfully lit forward facing room with double glazed and shuttered window, limed oak laminated flooring, coving, ceiling rose and radiator.

LOBBY

With tiled floor and deep store cupboard.

CLOAKROOM

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin with tiled splash back, extractor fan, radiator and tiled floor.

DINING KITCHEN 3.45m x 4.15m (11'4" x 13'7")

A generous rear facing room connecting to the landscaped garden to form an excellent informal social space and appointed with a range of contemporary white fronted units with wood grain style tops to include a 1 1/2 bowl sink unit with 2 cupboards under, a further 2 base units together with one housing the automatic washing machine, built in refrigerator and freezer, an additional 3 under lit units at eye level, inset 4 burner stainless steel hob with matching splash back, chimney style extractor and oven under, unit housing the gas fired combination boiler, tiled floor, radiator, shuttered double glazed window and matching door to the garden.



LANDING

With gallery rail, radiator and access to the roof space.

BEDROOM 1 3.20m x 4.17m (10'6" x 13'8")

A rear facing double room with built in triple wardrobe, radiator and shuttered double glazed window.

BEDROOM 2 2.98m x 4.17m (9'10" x 13'8")

A further double room with shuttered double glazed window to the front, radiator, ceiling rose built in double wardrobe and bulkhead cupboard.

BATHROOM 2.07m x 2.10m (6'10" x 6'11")

A well proportioned room appointed with a modern suite in white to include a pedestal wash hand basin, close coupled wc, panelled bath with mixer shower and glazed screen, matching metro style tiling to 2 walls, extractor fan and radiator.

OUTSIDE

The property is fronted by a block paved reception area with parking for a single car. It also benefits from a second designated parking space. The enclosed rear of the property has been landscaped to provide an easily maintained social space with a broad flagged path bisecting feature gravel topped areas with curving low growing and flowering shrubs which is best viewed from the second flagged seating area. A series of steps leads to a further balustraded amenity area with rear gate and a timber garden shed completes the property.

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.

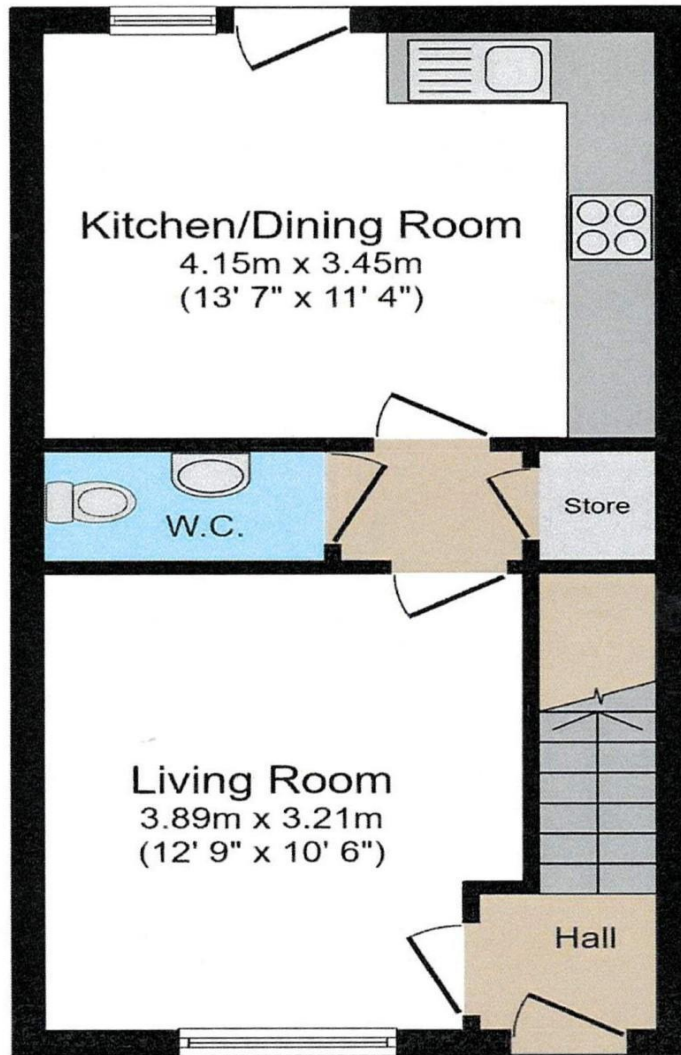
ANTI MONEY LAUNDERING AND REFERRALS

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.

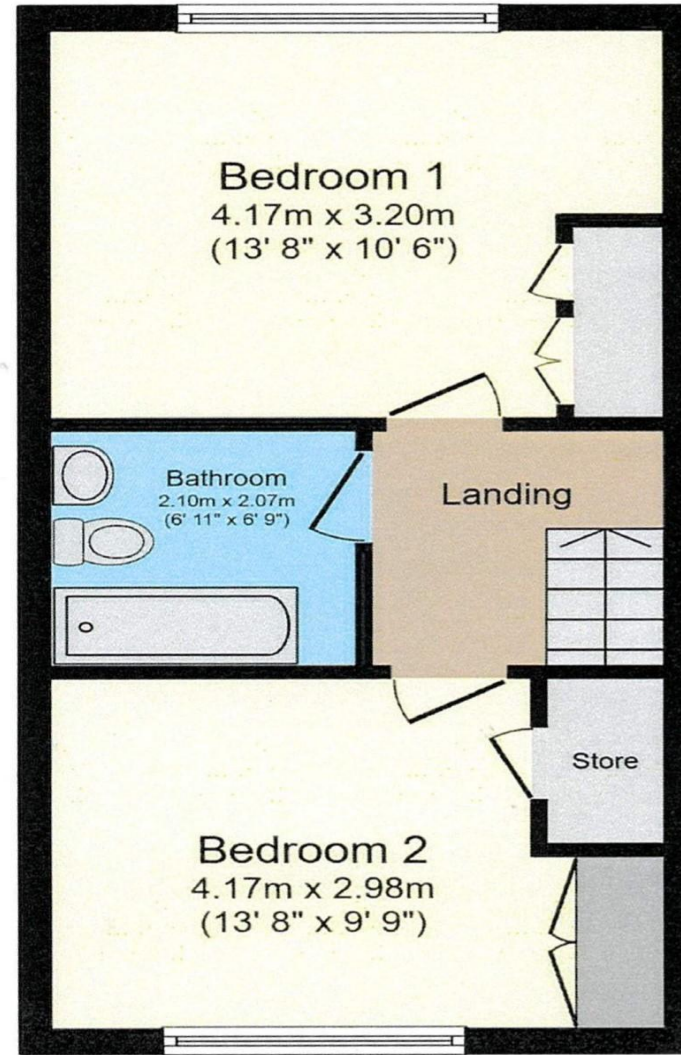




2 bedroom terraced house for sale in Antonius Close, Caistor, LN7




Ground Floor



First Floor

Total floor area 70.4 sq.m. (758 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

