



High Street, Caistor

 3  1  1

Offers in excess of £160,000



Key Features

- CENTRE TOWN LOCATION
- SUPERBLY PRESENTED
- SECURE COURTYARD GARDEN
- EXCELLENT FIRST FAMILY HOME
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-
- EPC rating C
- Freehold





Situated just off Caistor market place this well proportioned 3 bedroom home has been beautifully improved by the current owners for their own occupation. Designed for easy relaxation the home briefly includes a 17' forward facing lounge, stylish galley kitchen and practical Pantry/Utility. The 3 double bedrooms are served by a family bathroom and the rear courtyard extends the welcome.

There is no on site parking with this property.

VIRTUAL TOUR

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ENTRANCE

A composite door opens to the Hall with laminated floor, radiator, dado rail and stair to the first floor.

CLOAK ROOM

Appointed with a modern suite in white to include a curved corner wash hand basin, close coupled wc, metro tiling to 1/2 height, laminated floor and Pvcu double glazed window.

LOUNGE / DINING 5.17m x 3.76m (17'0" x 12'4")

A striking forward facing room centred on the white marbled fire surround with inset horse shoe style gas fire. The room also includes concealed lighting to one wall, dado rail and coving.

KITCHEN 4.65m x 2.07m (15'4" x 6'10")

Well appointed with a range of white gloss finished high and low units with contrasting granite effect tops and including a 1 1/2 bowl ceramic sink with flexible mixer tap and 4 cupboards under, dishwasher space, an additional 3 base units together with space for an american style refrigerator, a further 5 units at eye level, inset 5 burner gas range with decoratively tiled splash back, radiator, Pvcu double glazed window and matching stable door.

UTILITY / PANTRY

A practical space with gas fired combination boiler, space and plumbing for an automatic washing machine, tumble dryer space and Pvcu double glazed window.

LANDING

Access to the roof space, dado rail and deep store cupboard.

BEDROOM 1 4.85m x 3.76m (15'11" x 12'4")

A well lit forward facing room with 2 Pvcu double glazed windows, radiator, coving and fitted hanging cupboard.

BEDROOM 2 3.78m x 3.41m (12'5" x 11'2")

A further forward facing double room with radiator and Pvcu double glazed window.

BEDROOM 3 3.52m x 2.77m (11'6" x 9'1")

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

BATHROOM 2.59m x 1.73m (8'6" x 5'8")

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, panelled bath with mixer shower attachment and side screen, metro tiling to the splash and shower areas, radiator and deep Linen cupboard which could become a shower enclosure if required.

OUTSIDE

There is pedestrian access to through the side arch to the rear of the property which has been fenced to create a secure block paved courtyard garden with raised timber planters. A large timber Shed completes the home.

NOTE

The property has the benefit of a flying freehold.

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 B. 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

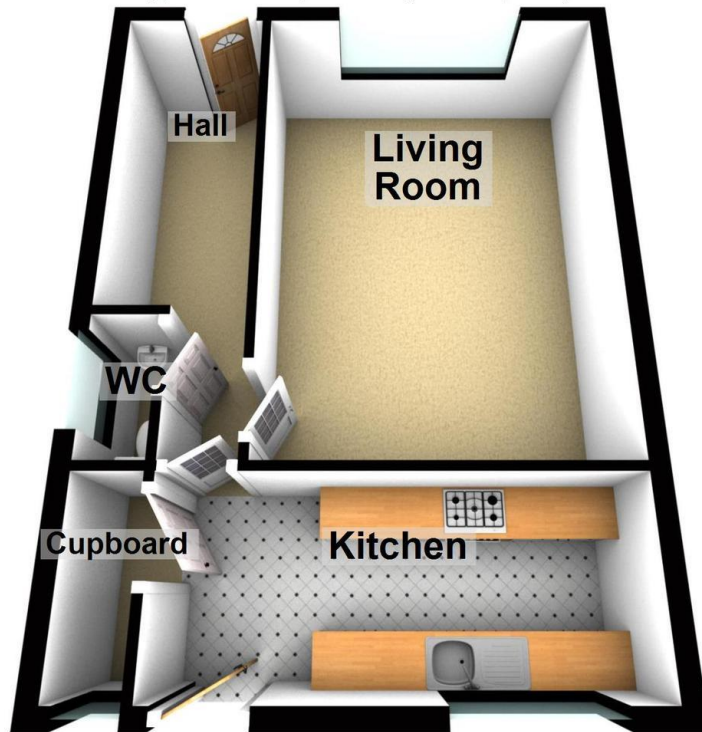
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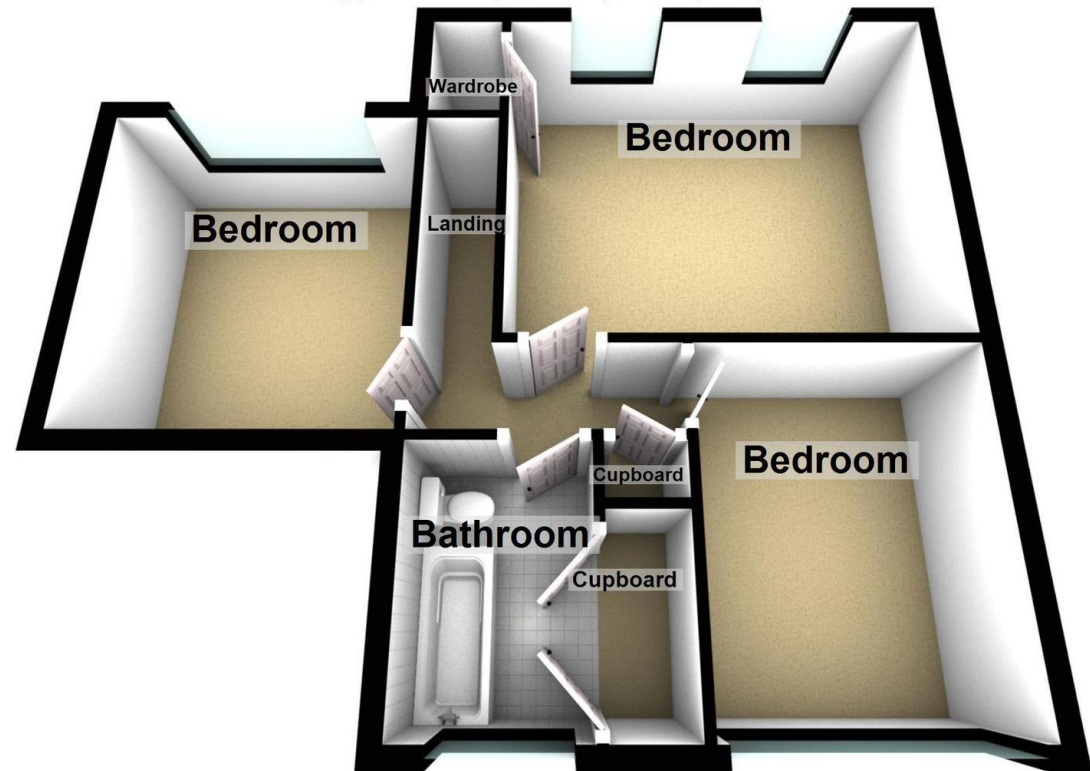
Ground Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



First Floor

Approx. 48.4 sq. metres (521.3 sq. feet)



Total area: approx. 86.1 sq. metres (927.1 sq. feet)

