



Nickersons Walk, Caistor



4



2



2

£295,000



Key Features

- NO ONWARD CHAIN
- MODERN FAMILY HOME
- SOUGHT AFTER TOWN
- 2 RECEPTION ROOMS
- BREAKFAST KITCHEN
- ENCLOSED GARDENS
- EPC RATING C
- FREEHOLD





Offered with the benefit of no onward chain this modern detached house offers well proportioned 4 bedroom family accommodation within a maturing residential area on the edge of the sought after historic town of Caistor. The home is suited to modern life and includes a lounge overlooking the enclosed gardens, separate dining room and a generous breakfast kitchen with utility off. In addition to the en suite shower room, a family bathroom serves the remaining bedrooms and the garage is supplemented by a 2 car reception drive.

ENTRANCE

A canopied entrance and Pvcu door leads to the hall with radiator, door to the garage and spindle balustrade stair with cupboard under.

CLOAK ROOM

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

LOUNGE 4.36m x 3.52m (14'4" x 11'6")

A generous, well lit rear facing room with feature bay with French doors opening to the enclosed gardens.

DINING ROOM 3.25m x 2.6m (10'8" x 8'6")

Ideal for family celebrations this forward facing room features a double glazed splay bay and radiator.

KITCHEN 3.72m x 3.56m (12'2" x 11'8")

An excellent informal social space appointed with a range of high and low beech effect fronted units with contrasting grey worktops and including an stainless steel sink unit, integrated dishwasher, built in fridge and freezer, inset 4 burner gas hob with chimney style extractor over and oven under, tiled, splash areas, radiator and Pvcu window to the rear.

UTILITY 1.62m x 1.63m (5'4" x 5'4")

Including further worktops with inset sink unit, plumbing for an automatic washing machine, extractor fan and side entrance door.

LANDING

Centrally placed with linen cupboard and access to the roof space.

BEDROOM 1 3.76m x 3.44m (12'4" x 11'4")

A spacious forward facing double room with 2 built in wardrobes, radiator and Pvcu double glazed window.

EN SUITE

Appointed with a suite in white to include a glazed and tiled quadrant shower enclosure, pedestal wash hand basin, close coupled wc, tiled splash areas, and extractor fan.

BEDROOM 2 3.52m x 2.98m (11'6" x 9'10")

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

BEDROOM 3 3.65m x 2.44m (12'0" x 8'0")

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

BEDROOM 4

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

BATHROOM

Appointed with a suite to include a close coupled wc, pedestal wash hand basin, bath, recessed shower enclosure, tiled splash areas, extractor fan and Pvcu double glazed window.

OUTSIDE

The property is fronted by a neat lawn with clipped shrub border and a 2 car reception drive leads to the single garage with up and over door and gas fired combination boiler. A side gate allows access to the rear of the property where there is an enclosed garden which is primarily laid to lawn. The side and rear boundaries are marked by timber panel fencing.

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.





