



(COPY of) South Street, Caistor

 4  2  1

£220,000



Key Features

- NO UPWARD CHAIN
- TOWN CENTRE LOCATION
- GROUND FLOOR WET ROOM
- SHARED COURTYARD
- FLEXIBLE ACCOMMODATION
- GAS HEATING
- EPC RATING F
- FREEHOLD





Situated just off Caistor marketplace this double fronted, colour washed home offers well proportioned and flexible accommodation within walking distance of Caistor Grammar School. The home briefly includes a generous lounge with dining area off, study area and modern breakfast kitchen. The ground floor is completed by a wet room. The 4 first floor bedrooms are served by a family bathroom with suite in white. In addition to be a generous family home the property may well suit an investor.

ENTRANCE 2.48m x 1.31m (8'1" x 4'4")

A Pvcu door opens to the reception hall with door to

LOUNGE 4.1m x 3.48m (13'6" x 11'5")

A generous dual aspect room with Pvcu double glazed windows to the front and rear, laminated flooring, radiator and opening to

DINING AREA 2.93m x 1.94m (9'7" x 6'5")

A multi-use room with laminated flooring, radiator and fixed window overlooking the rear study area.

INNER HALL

Laminated flooring, built in cupboard and fixed window overlooking the study area.

BREAKFAST KITCHEN 4.05m x 3.24m (13'4" x 10'7")

Appointed with a range of white fronted high and low units with ash effect tops including an inset stainless steel sink unit with cupboards under, space and plumbing for both a dishwasher and an automatic washing machine, 3 further base units together with 8 units at eye level, inset 4 burner stainless steel hob, with oven under and chimney style extractor over, laminated flooring, tiled splash areas, spot lighting, radiator, stair to the first floor and Pvcu double glazed window.

STUDY ENTRANCE 2.36m x 1.73m (7'8" x 5'8")

Leading from the kitchen with radiator, fitted cupboard and steps down to rear entrance with Pvcu door and window.



WET ROOM 3.62m x 2m (11'11" x 6'7")

A well proportioned room with low flush wc, pedestal wash hand basin, shower area with mains fed shower and floor drain, non slip flooring, tiled to full height, extractor fan, Pvcu window and cupboard housing the gas fired combination boiler. (max measurements.)

LANDING

L shaped with 2 Pvcu double glazed windows, radiator and both linen and bulkhead cupboards.

BEDROOM 1 4.55m x 4.22m (14'11" x 13'10")

A forward facing double room with radiator, coving and decorative fire surround.

BEDROOM 2 4.08m x 3.52m (13'5" x 11'6")

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

BEDROOM 3 3.64m x 2.56m (11'11" x 8'5")

A rear facing room with radiator and coving. (maximum measurements.)

BEDROOM 4 3.53m x 2.11m (11'7" x 6'11")

The final, forward facing room with Pvcu double glazed window and radiator.

BATHROOM 2.28m x 1.98m (7'6" x 6'6")

Appointed with a modern suite in white to include a close coupled wc, pedestal wash hand basin, panelled bath with electric shower over, coving, radiator, part tiled walls and Pvcu double glazed windows.

OUTSIDE

There is a communal courtyard to the rear with pedestrian access to Bobs' Lane.

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.

FLOOR PLANS

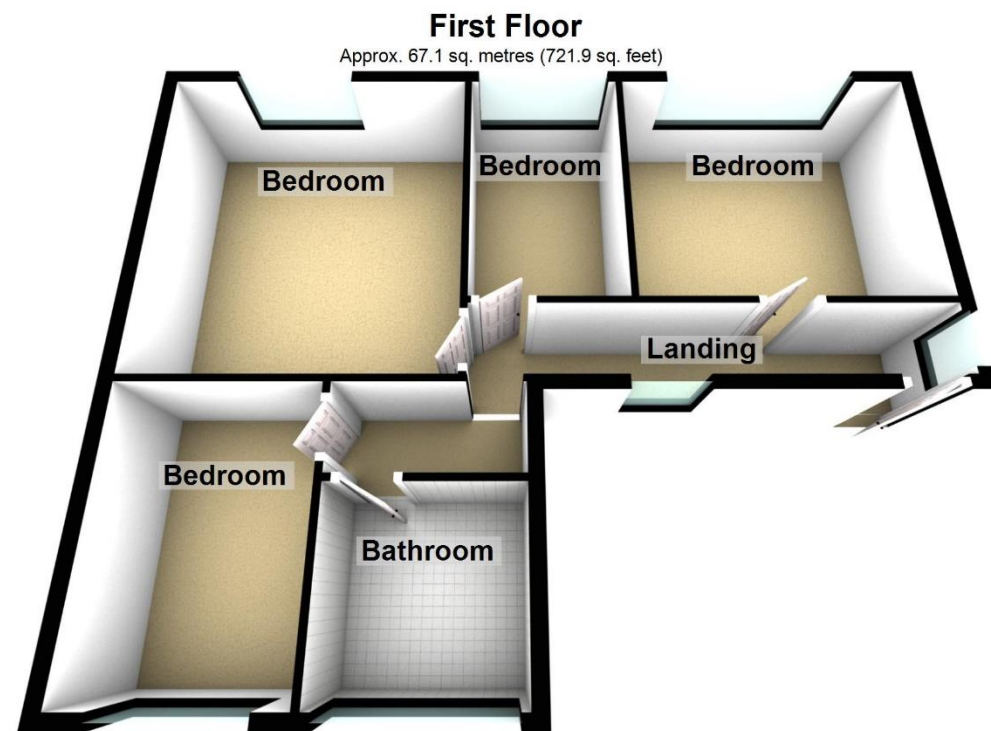
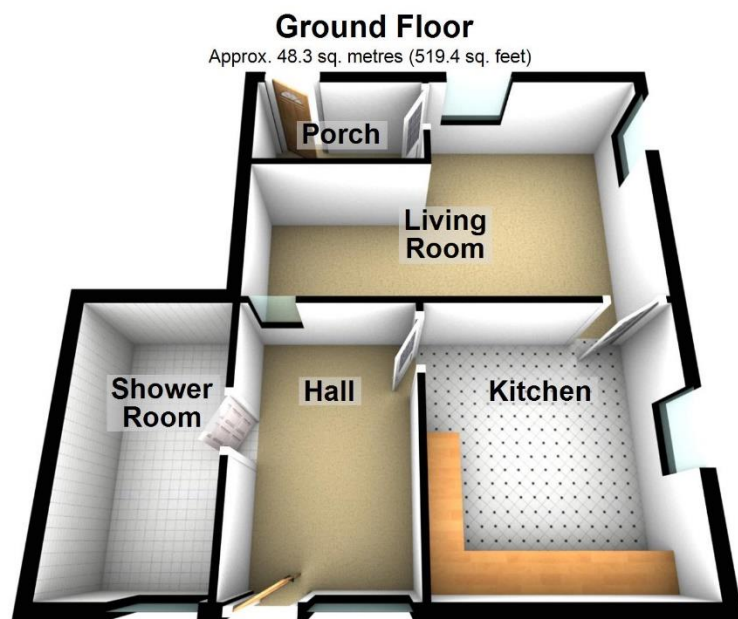
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

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. 115.3 sq. metres (1241.4 sq. feet)

