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Mill Lane, Caistor



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£170,000



RENOVATION PROJECT Popular Town location, within Catchment area of Caistor Grammar & Yarborough Academy. Spacious accommodation comprising entrance hall, WC, Lounge, Dining Room, Kitchen, Utility, Store Room & 3 Bedrooms & Bathroom. Garden, Garage & Driveway. NO ONWARD CHAIN

Key Features

- Link Detached House
- Popular Market Town Location
- Stunning Countryside Views
- In need of Modernisation
- Entrance Hall, Lounge, WC
- Kitchen, Dining Room, Utility
- EPC rating D
- Tenure: Freehold





Situation

Caistor, a historic town in West Lindsey, Lincolnshire, lies on the north-western edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. It is popular with walkers, being along the Viking Way and one of three 'Walkers are Welcome' towns in the Wolds. The town features a regular Saturday market and a monthly evening street food market, with independent shops and cafes lining its marketplace. Notable institutions include Caistor Grammar School and Caistor Yarborough Academy. Nearby attractions include Wold View Fishery and Caistor Lakes and Leisure Park, known for its award-winning restaurant.

Entrance Hall

3.96m x 2.23m (13'0" x 7'4")

uPVC front entrance door, radiator, laminate flooring and under stair storage cupboard

WC / Cloakroom

1.7m x 1.33m (5'7" x 4'5")

low level WC, hand wash basin, radiator, fully tiled splash backs, tiled flooring and window to rear aspect

Lounge

2.99m x 5.31m (9'10" x 17'5")

double glazed window to front aspect, double glazed window to side aspect, radiator and feature fire place

Dining Room

2.62m x 2.97m (8'7" x 9'8")

double glazed window to side aspect and radiator

Kitchen

3.03m x 2.97m (9'11" x 9'8")

a range of fitted wall and base units, stainless steel sink unit, space for under counter fridge, space for oven, 4 ring hob, tiled splash backs, laminate flooring, radiator, double glazed window to side aspect and pantry cupboard

Rear Entrance Hall

uPVC entrance door and tiled flooring

Utility Room

0.98m x 1.34m (3'2" x 4'5")

space and plumbing for washing machine, wall mounted gas boiler and tiled flooring

Store Room

1.88m x 2.34m (6'2" x 7'8")

timber entrance door and glazed window to rear aspect

Landing

3.97m x 2.26m (13'0" x 7'5")

double glazed window to side aspect, radiator and airing cupboard housing hot water cylinder

Bedroom 1

2.72m x 5.33m (8'11" x 17'6")

double glazed window to front aspect, radiator, double glazed window to side aspect and fitted wardrobes

Bedroom 2

3.03m x 3.04m (9'11" x 10'0")

double glazed window to side aspect and radiator

Bedroom 3

3.06m x 2.99m (10'0" x 9'10")

double glazed window to side aspect, radiator and fitted storage

Bathroom

1.72m x 2.26m (5'7" x 7'5")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, heated towel rail, tiled splash backs, vinyl flooring and window to rear aspect

Gardens

benefitting from gardens to both front and rear aspect. The front garden is mostly laid to lawn, with mature hedges. The rear garden is mostly laid to patio.

Garage

concrete garage with timber entrance doors

Driveway

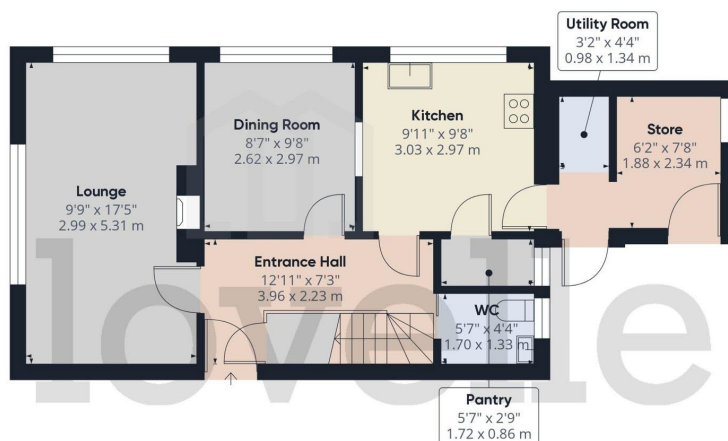
driveway to the rear of the property, providing ample off road parking for a number of vehicles

Agents Notes

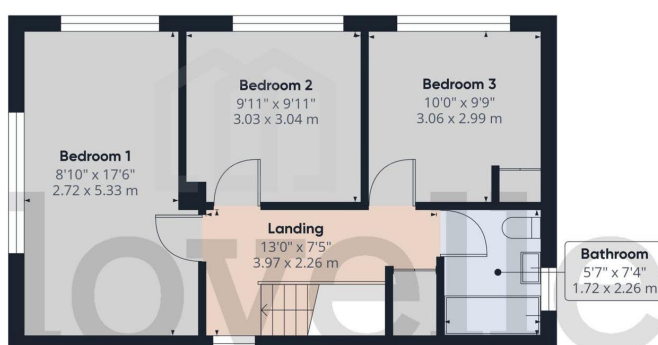
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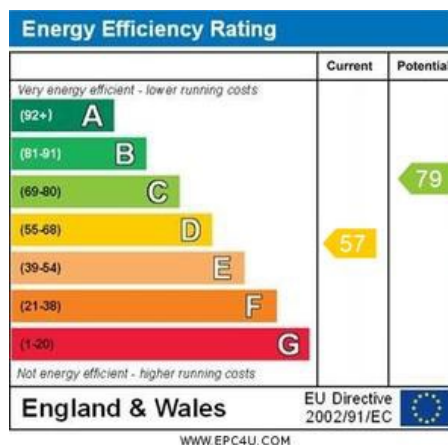
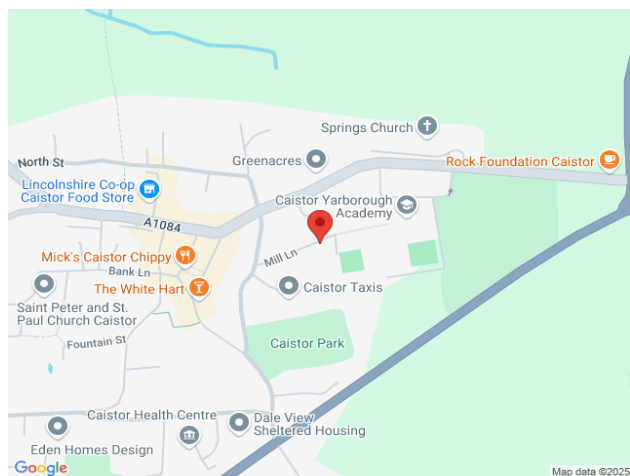
Ground Floor



Approximate total area[®]
1039.79 ft²
96.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.



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