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Navigation Lane, Market Rasen



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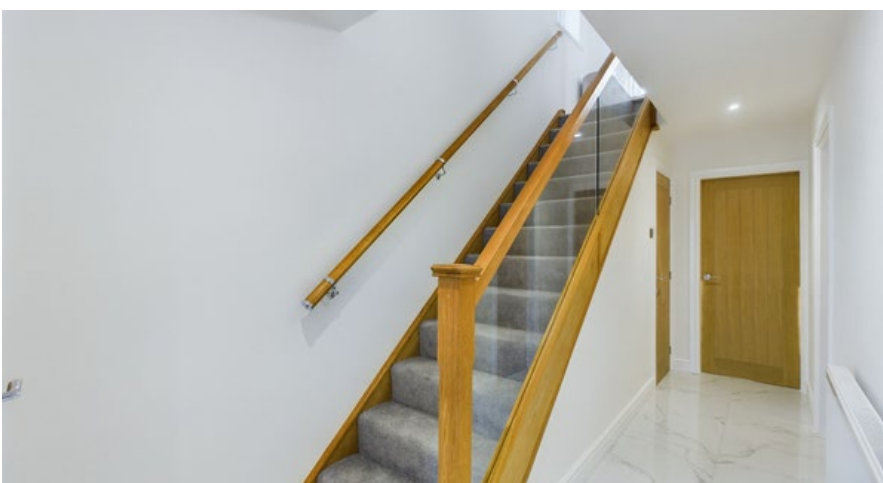


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When it comes to  
property it must b







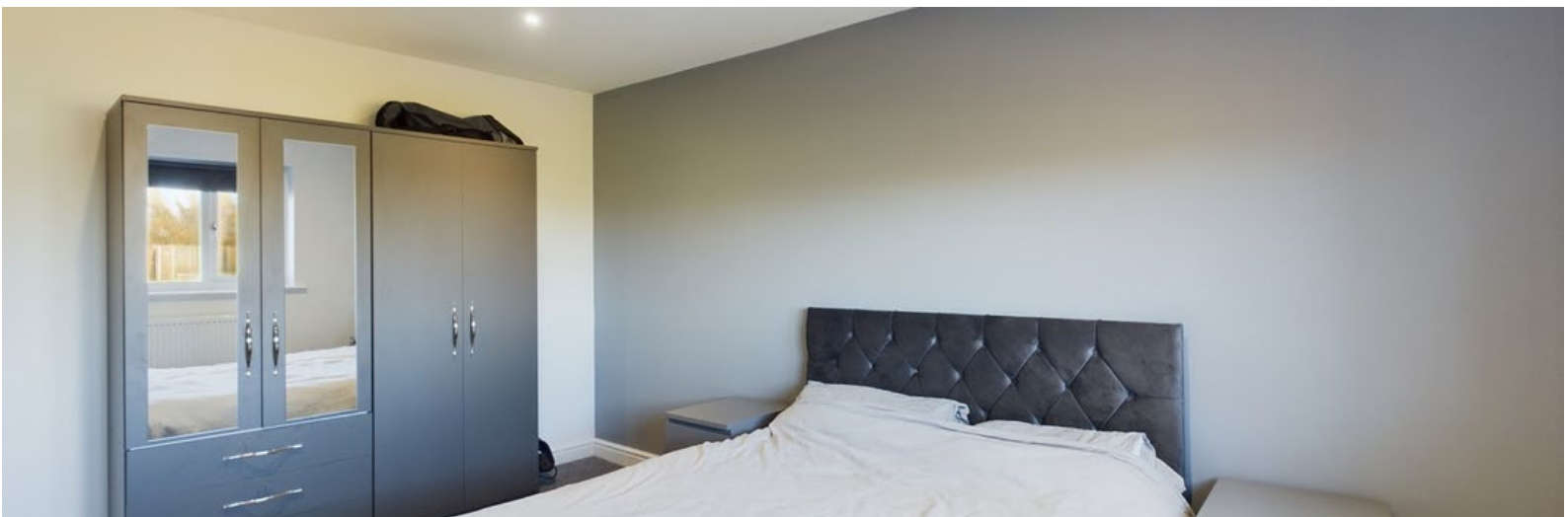
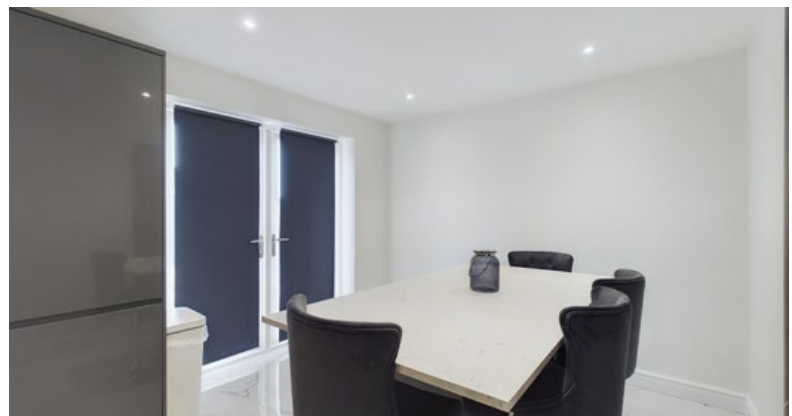
£310,000



IMMACULATELY PRESENTED DETACHED FAMILY HOME. Recently renovated throughout, offering spacious accommodation. Within the Catchment area of Caistor Grammar. Comprising Entrance Hall, WC, Lounge, Kitchen Dining Room, 3 Bedrooms & Bathroom. GENEROUS SOUTH FACING GARDENS, home office, garage & driveway. VIEWING ADVISED

#### Key Features

- Detached Family Home
- Immaculately Presented
- Recently Renovated Throughout
- Grammar School Catchment Area
- Entrance Hall, WC, Lounge
- Dining Room, Kitchen, Utility
- EPC rating D
- Tenure: Freehold







This stunning property has undergone a major renovation project including new windows and doors, heating system, kitchen, bathrooms, extended driveway and decoration throughout including flooring.

## 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

1.12m x 5.6m (3'8" x 18'5")

composite front entrance door, radiator, tiled flooring, cloak cupboard and oak and glass stair case to first floor accommodation

## WC / Cloakroom

0.83m x 1.59m (2'8" x 5'2")

low level WC, hand wash basin, fully tiled splash backs and tiled flooring

## Lounge

3.69m x 4.84m (12'1" x 15'11")

double glazed bow window to front aspect and radiator

## Kitchen

8.19m x 3.22m (26'11" x 10'7")

a range of fitted wall and base units, a range of fitted appliances including washing machine, tumble dryer, dishwasher, fridge freezer, electric oven and 4 ring hob. tiled flooring, 2 radiators, 2 double glazed windows to rear aspect, uPVC rear entrance door and uPVC French doors

## Landing

2.44m x 2.44m (8'0" x 8'0")

double glazed window to side aspect, storage cupboard and roof void access

## Bedroom 1

3.23m x 4.21m (10'7" x 13'10")

double glazed window to front aspect and radiator

## Bedroom 2

3.28m x 3.71m (10'10" x 12'2")

double glazed window to rear aspect and radiator

## Bedroom 3

2.44m x 3.12m (8'0" x 10'2")

double glazed window to front aspect, fitted storage housing wall mounted Worcester Bosch gas boiler and radiator

## Bathroom

2.47m x 2.34m (8'1" x 7'8")

4 piece suite comprising low level WC, vanity hand wash basin, panelled bath, shower cubicle, fully tiled splash backs, tiled flooring, heated towel rail and double glazed window to rear aspect

## Gardens

generous south facing rear garden, being mostly laid to lawn with paved patio area

## Home Office

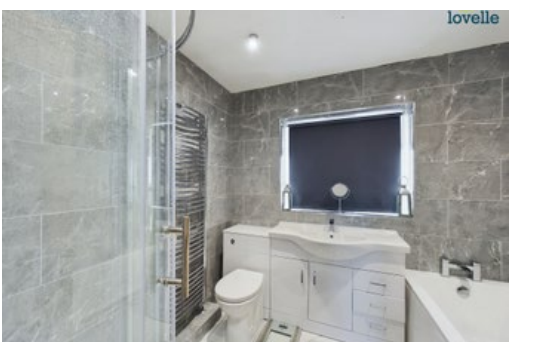
3.76m x 2.79m (12'4" x 9'2")

double glazed double entrance doors, double glazed window to side aspect, electric heater, power, lighting and internet point

## Garage

2.73m x 5.29m (9'0" x 17'5")

electric roller door, power, lighting and uPVC side entrance door





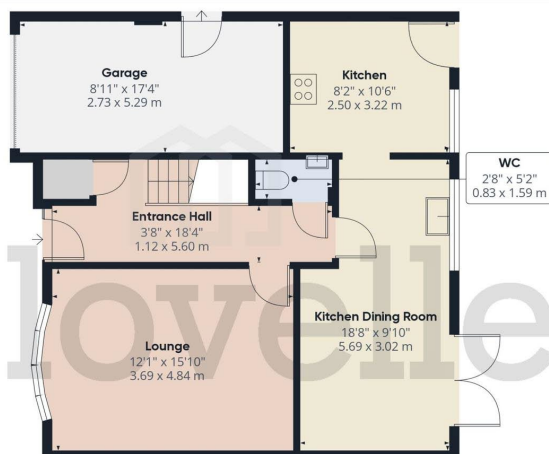
## Driveway

extensive driveway providing ample off road parking for a number of vehicles

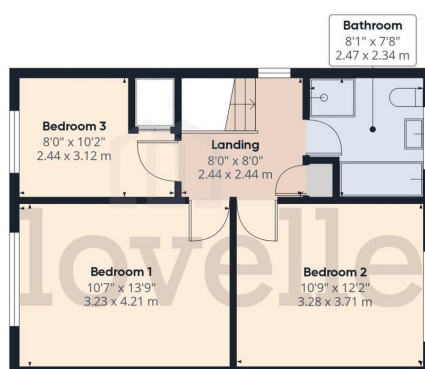
## Agents Notes

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Ground Floor

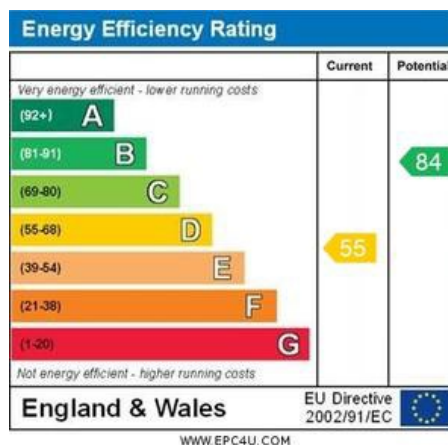
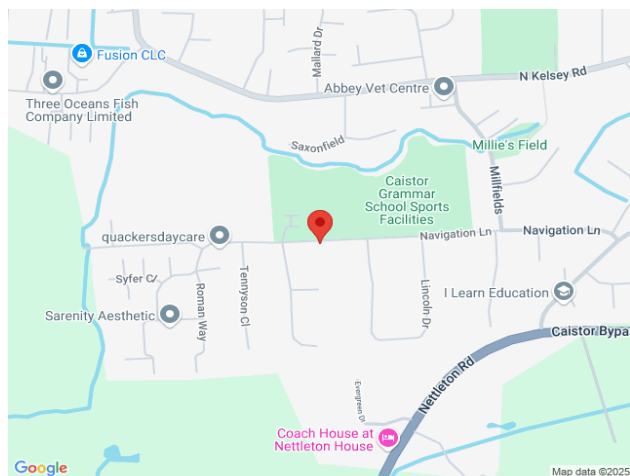


**Approximate total area<sup>®</sup>**  
1192.86 ft<sup>2</sup>  
110.82 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



When it comes to **property**  
it must be



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