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Lincoln Drive, Caistor



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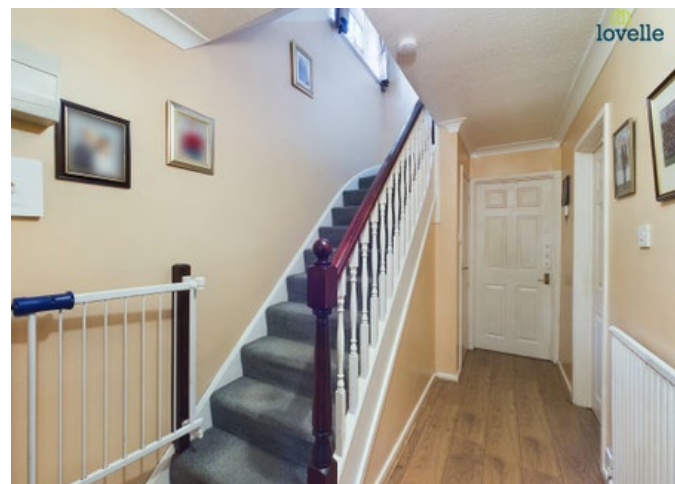
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When it comes to  
property it must b





£325,000

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EXTENDED DETACHED FAMILY HOME, EXTREMELY POPULAR LOCATION. Spacious and Flexible accommodation comprising; porch, entrance hall, WC, lounge diner, breakfast kitchen, sitting room, 4 bedrooms, ensuite and bathroom. GENEROUS GARDENS, GARAGE, CARPORT AND DRIVEWAY.

#### Key Features

- Detached Family Home
- Extended & Improved
- Extremely Popular Location
- Spacious & Flexible Accommodation
- Porch, Entrance Hall, WC
- Lounge Diner, Kitchen, Sitting Room
- EPC rating C
- 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 Porch

1.7m x 1.08m (5'7" x 3'6")

uPVC entrance door, double glazed window to side aspect and tiled flooring

## Entrance Hall

2.03m x 3.96m (6'8" x 13'0")

glazed entrance door, laminate flooring, radiator and stairs to first floor accommodation

## WC / Cloakroom

1.07m x 1.59m (3'6" x 5'2")

low level WC, hand wash basin, tiled splash backs, tiled flooring and double glazed window to side aspect

## Living Room

4.16m x 3.88m (13'7" x 12'8")

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

## Dining Room

3.17m x 2.68m (10'5" x 8'10")

double glazed window to side aspect and radiator

## Breakfast Kitchen

3.03m x 5.98m (9'11" x 19'7")

a range of fitted wall and base units, electric oven, 4 ring gas hob, stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, space and plumbing for dishwasher, tiled splash backs, vinyl flooring, radiator, double glazed window to rear aspect and uPVC side entrance door

## Sitting Room

2.93m x 3.13m (9'7" x 10'4")

double glazed sliding doors to rear aspect and radiator

## Landing

double glazed window to side aspect and roof void access

## Bedroom 1

4.68m x 3.11m (15'5" x 10'2")

double glazed window to rear aspect and radiator.

## Ensuite

1.46m x 3.11m (4'10" x 10'2")

3 piece suite comprising low level WC, vanity hand wash basin, corner bath with shower over, tiled splash backs, vinyl flooring, heated towel rail and double glazed window to side aspect

## Bedroom 2

3.51m x 2.79m (11'6" x 9'2")

double glazed window to front aspect and radiator

## Bedroom 3

2.6m x 3.77m (8'6" x 12'5")

double glazed window to side aspect and radiator

## Bedroom 4

2.64m x 2.61m (8'8" x 8'7")

double glazed window to side aspect and radiator

## Bathroom

2.46m x 1.75m (8'1" x 5'8")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, fully tiled splash backs, vinyl flooring, radiator, double glazed window to front aspect and cupboard housing wall mounted gas boiler, (Worcester 1000 - Fitted November '24)

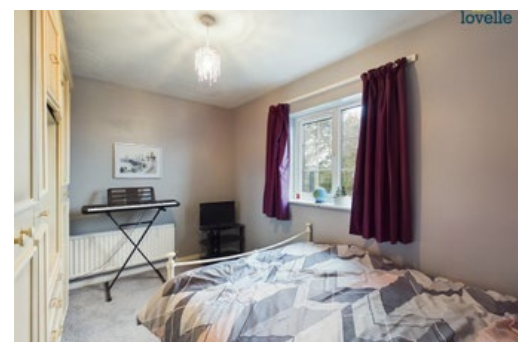
## Gardens

occupying a generous plot with gardens front and rear. The front garden is mostly laid to lawn with planted shrubs. The rear garden is again mostly laid to lawn with paved patio area, mature planted shrubs and timber summerhouse size (12' x 12' including veranda erected in 2021)

## Garage

2.63m x 4.45m (8'7" x 14'7")

up and over door, power, lighting and side entrance door





## Carport

gated carport providing excellent storage

## Driveway

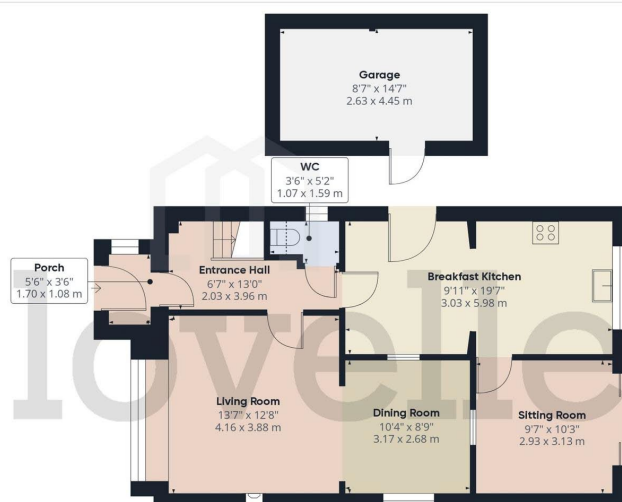
extensive driveway providing ample off road parking for a number of vehicles

## Agents Notes

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Ground Floor



Approximate total area<sup>(1)</sup>

1426.32 ft<sup>2</sup>  
132.51 m<sup>2</sup>

Reduced headroom

3.12 ft<sup>2</sup>  
0.29 m<sup>2</sup>

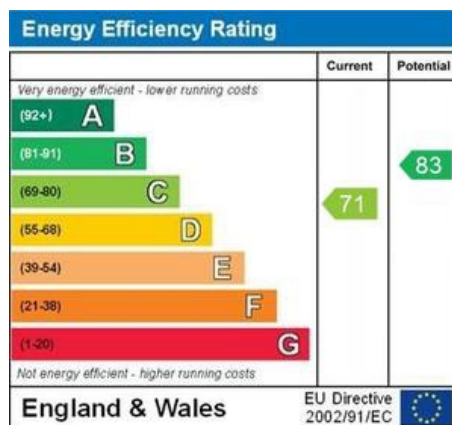
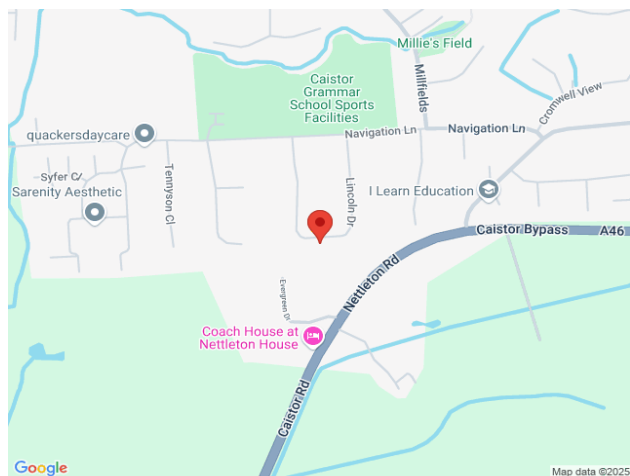
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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.



England & Wales EU Directive 2002/91/EC

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