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Lincoln Drive, Caistor



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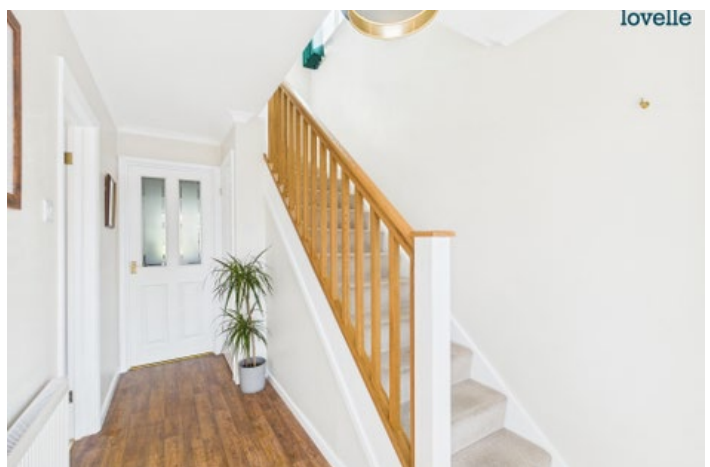


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£315,000



IMMACULATELY PRESENTED DETACHED FAMILY HOME. Popular town location, spacious accommodation comprising porch, entrance hall, WC, lounge, sitting room, kitchen diner, ground floor bedroom, shower room, 3 further bedrooms and bathroom.

Generous gardens, extensive driveway and tandem garage. NO ONWARD CHAIN

#### Key Features

- Modern Detached House
- Popular Town Location
- Immaculately Presented
- Spacious & Flexible Accommodation
- Porch, Entrance Hall, WC
- Lounge, Sitting Room
- EPC rating TBC
- Tenure: Freehold





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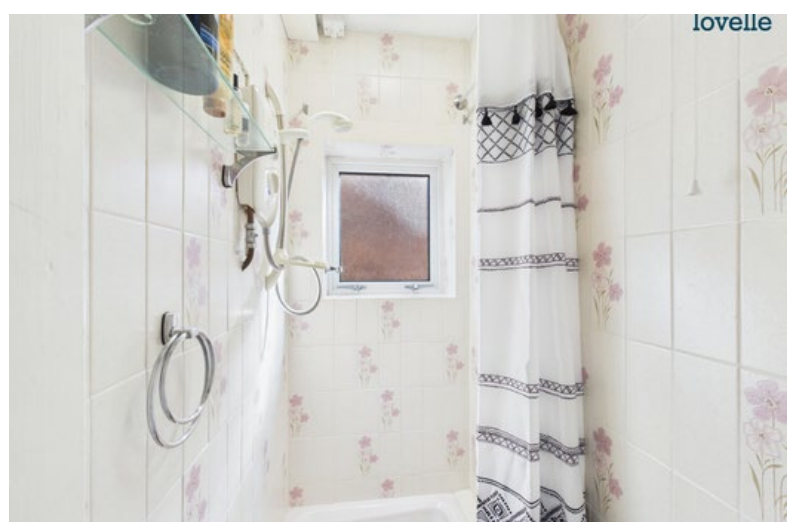
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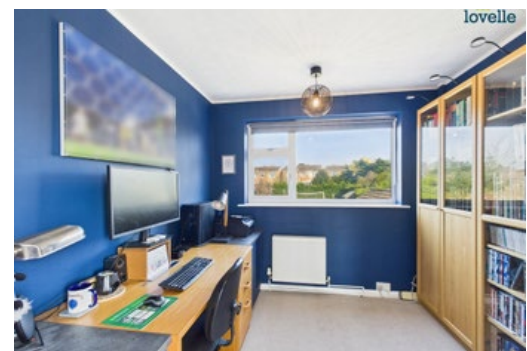
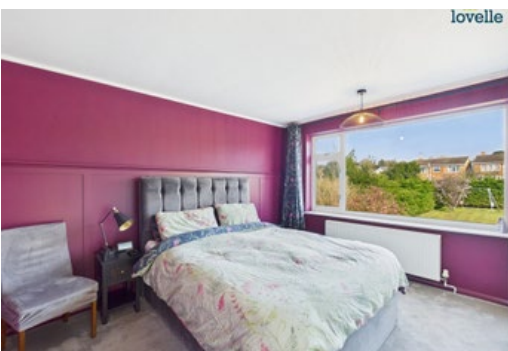
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## Situation

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 0.96m x 1.97m (3'1" x 6'6")

uPVC entrance door and double glazed windows to all aspects

### Entrance Hall 3.9m x 2.02m (12'10" x 6'7")

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

### WC / Cloakroom 1.56m x 1.06m (5'1" x 3'6")

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

### Lounge 6.54m x 4.06m (21'6" x 13'4")

double glazed bow window to front aspect, 2 radiators and feature fire place with open fire

### Sitting Room 2.87m x 3.17m (9'5" x 10'5")

double glazed sliding doors to rear aspect and radiator

### Kitchen 2.58m x 5.17m (8'6" x 17'0")

masterclass fitted kitchen with a range of fitted wall and base units, stainless steel sink unit, electric oven, 4 ring hob, integrated full length fridge, integrated freezer, integrated bin, integrated dishwasher, 'Palio clic' flooring and double glazed window to side aspect

### Dining Room 3.05m x 4.59m (10'0" x 15'1")

double glazed window to side aspect, double glazed window to rear aspect, radiator, uPVC rear entrance door and fitted storage including utility cupboard housing space and plumbing for washing machine, wall mounted gas boiler,

### Bedroom 4 2.89m x 2.21m (9'6" x 7'4")

double glazed window to front aspect and radiator

### Shower Room 0.89m x 1.28m (2'11" x 4'2")

electric shower, fully tiled splash backs, tiled flooring and double glazed window to side aspect

### Landing 2.14m x 1.02m (7'0" x 3'4")

double glazed window to side aspect and roof void access

### Bedroom 1 3.81m x 3.58m (12'6" x 11'8")

double glazed window to rear aspect and radiator



### Bedroom 2 2.89m x 3.58m (9'6" x 11'8")

double glazed window to front aspect and radiator

### Bedroom 3 2.74m x 2.88m (9'0" x 9'5")

double glazed window to rear aspect and radiator

### Bathroom 1.82m x 2.67m (6'0" x 8'10")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with mixer shower over, fully tiled splash backs, tiled flooring, heated towel rail, fitted storage and double glazed window to front aspect

### Gardens

occupying a generous plot with gardens front and rear, being mostly laid to lawn with paved patio area and planted shrubs

### Tandem Garage 11.22m x 2.57m (36'10" x 8'5")

up and over door, window to rear aspect, 2 side entrance doors, power and lighting

### Driveway

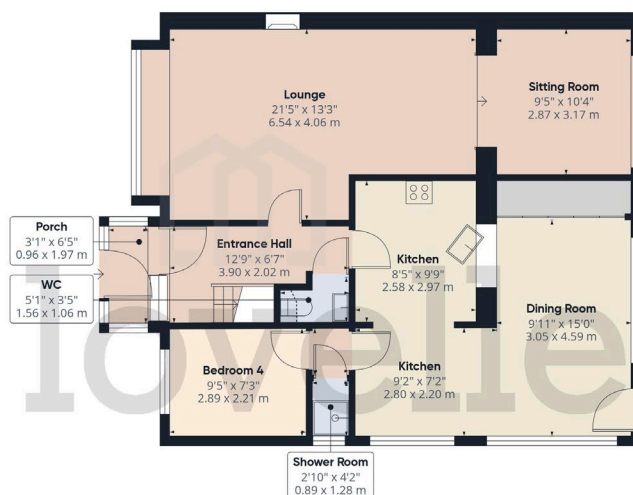
extensive block paved driveway providing ample off road parking for a number of vehicles

### Agents Notes

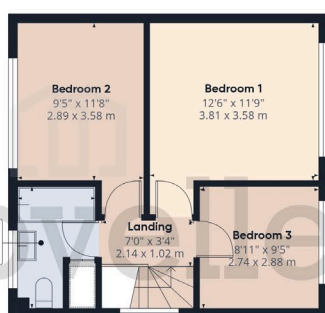
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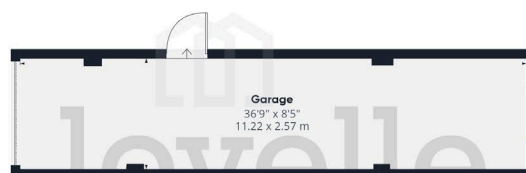




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1678.65 ft<sup>2</sup>  
155.95 m<sup>2</sup>

Reduced headroom

3.19 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

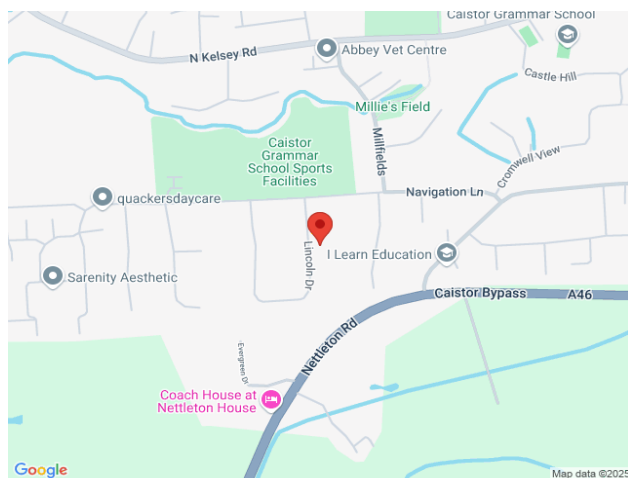
Reduced headroom

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.

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