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Nettleton Road, Caistor



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£240,000

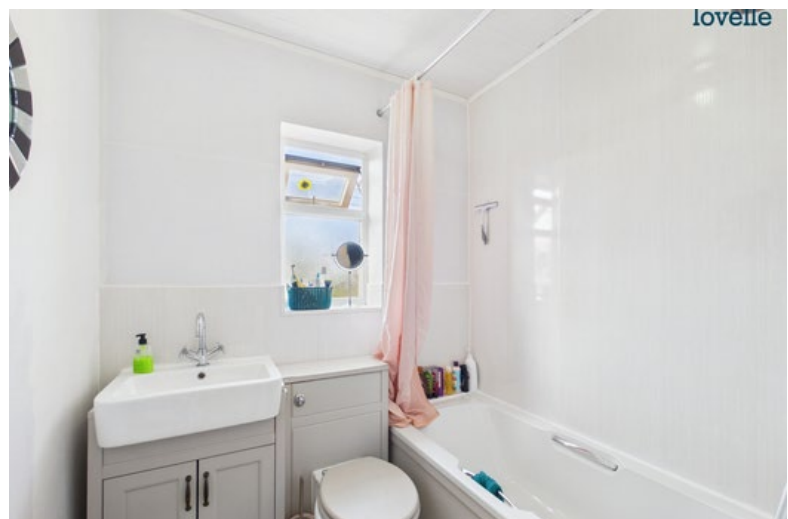


MODERN & SPACIOUS SEMI DETACHED HOUSE, in popular town location. Well presented throughout comprising entrance hall, sitting room, lounge, kitchen diner, WC, 3 bedrooms & bathroom. Gardens front and rear, driveway, carport and garage. VIEWING ADVISED TO FULLY APPRECIATE.

#### Key Features

- Spacious Semi Detached House
- Popular Town Location
- Well Presented Throughout
- Entrance Hall, Lounge, Sitting Room
- Kitchen Diner, Rear Hall, WC
- 3 Bedrooms & Bathroom
- EPC rating TBC
- 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

1.95m x 4.49m (6'5" x 14'8")

uPVC entrance door, double glazed window to front aspect, radiator, laminate flooring, stairs to first floor accommodation with storage cupboard under

## Sitting Room

3.76m x 3.27m (12'4" x 10'8")

double glazed double doors, radiator and laminate flooring

## Lounge

3.75m x 3.77m (12'4" x 12'5")

double glazed window to rear aspect, radiator and laminate flooring

## Kitchen Diner

3.36m x 3.12m (11'0" x 10'2")

vaulted ceiling, a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, integrated fridge freezer, electric oven, 4 ring hob, breakfast bar, 2 double glazed window to front aspect and 2 radiators

## Rear Hall

0.88m x 1.11m (2'11" x 3'7")

uPVC entrance door and laminate flooring

## WC

0.88m x 1.97m (2'11" x 6'6")

low level WC, hand wash basin, laminate flooring and double glazed window to rear aspect

## Landing

2.01m x 2.9m (6'7" x 9'6")

double glazed window to front aspect and roof void access

## Bedroom 1

3.76m x 3.59m (12'4" x 11'10")

double glazed window to rear aspect, radiator, wood flooring and airing cupboard housing wall mounted gas boiler

## Bedroom 2

2.86m x 3.95m (9'5" x 13'0")

double glazed window to rear aspect, radiator and wood flooring

## Bedroom 3

2.92m x 2.9m (9'7" x 9'6")

double glazed window to front aspect, radiator and fitted storage

## Bathroom

1.94m x 1.72m (6'5" x 5'7")

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

## Gardens

occupying a good sized plot with gardens front and rear. The front garden is mostly laid to gravel with sheltered seating area. The rear garden is mostly laid to lawn, with paved patio area, raised decking, pergola and gravelled borders.

## Garage & Carport

6.11m x 3.17m (20'0" x 10'5")

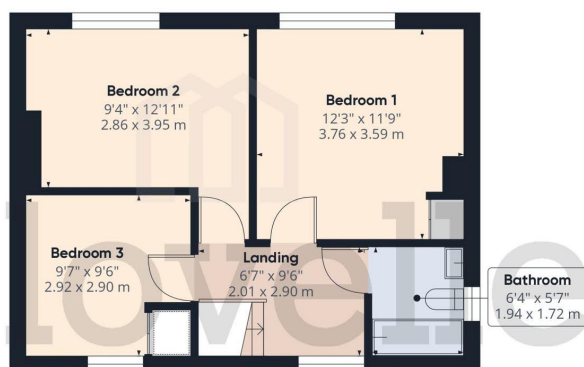
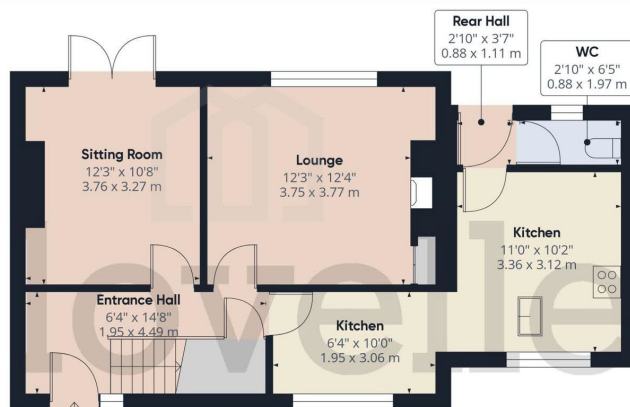
timber entrance doors, side entrance door, power and lighting

## Agents Notes

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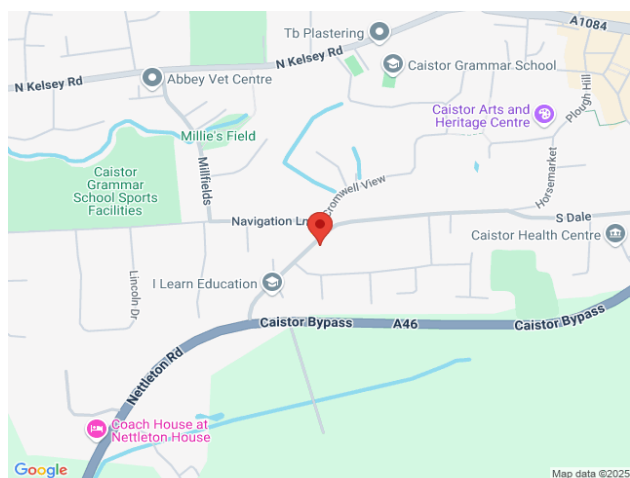




Approximate total area<sup>®</sup>  
1247.87 ft<sup>2</sup>  
115.93 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.



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