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South Dale, Caistor



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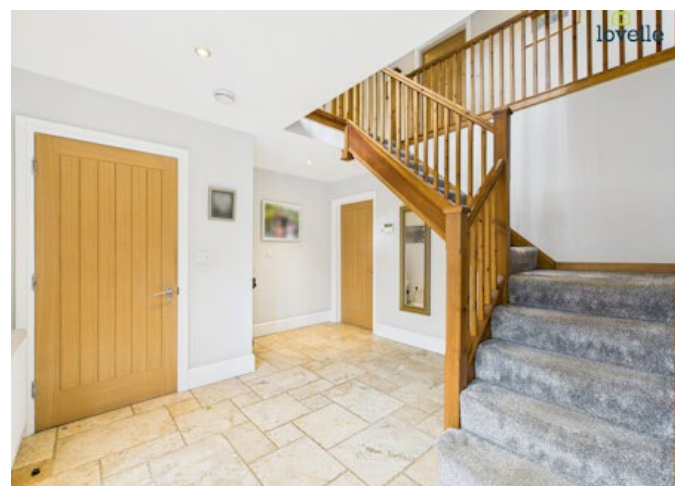
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When it comes to
property it must b


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£460,000

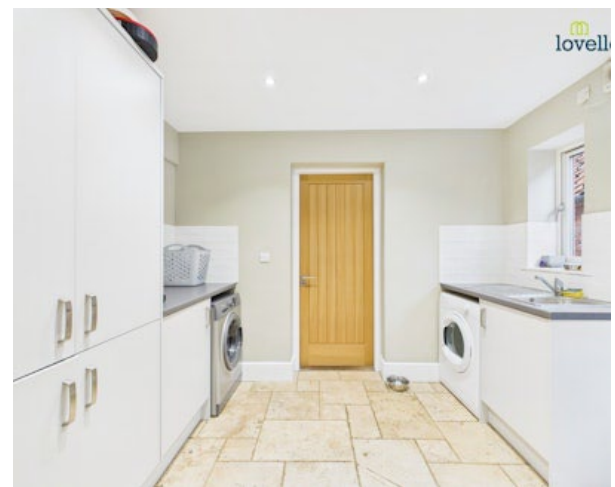
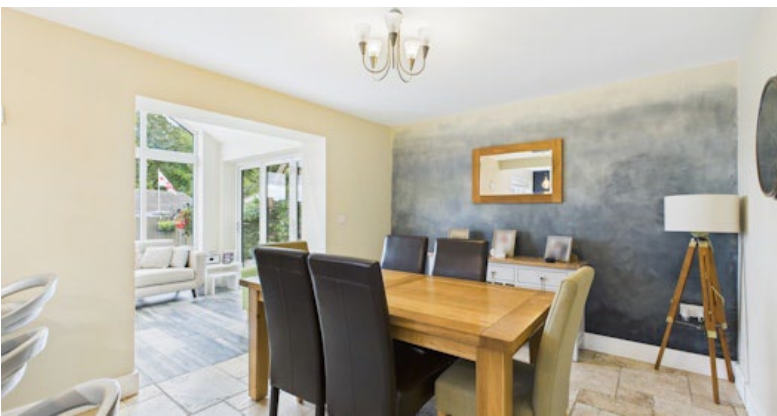


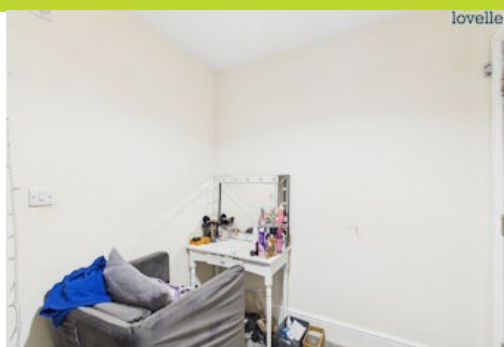
IMPRESSIVE 3 STOREY, 5 BEDROOM DETACHED FAMILY HOME. Town Centre Location & Close to local amenities, this stunning home offers spacious and flexible accommodation. Comprising entrance hall, WC, Lounge, Kitchen Diner, Garden Room, Utility, 5 Bedrooms, 2 Bathrooms, Ensuite with well-maintained gardens, generous driveway & double garage.

VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Bespoke Detached Family House
- Spacious Accommodation over 3 Storeys
- Town Centre Location - Close to Amenities
- Immaculately Presented Throughout
- Entrance Hall, WC, Lounge
- Kitchen Diner, Garden Room, Utility
- 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

2.86m x 3.53m (9'5" x 11'7")

double glazed entrance door with adjoining side screens, radiator, tiled flooring and stairs to first floor accommodation

WC

0.98m x 1.51m (3'2" x 5'0")

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

Lounge

3.48m x 6.96m (11'5" x 22'10")

double glazed bay window to front aspect, double glazed window to rear aspect, 2 radiators, feature fire place with open fire inset and solid wood flooring

Kitchen Diner

7.28m x 3.3m (23'11" x 10'10")

a range of modern fitted wall and base units, breakfast bar, 4 ring hob, space for wine cooler, sink unit, integrated dishwasher, 2 electric ovens, space for 'American' fridge freezer, tiled splash backs, tiled flooring, 2 radiators and double glazed window to rear aspect

Garden Room

2.79m x 2.61m (9'2" x 8'7")

2 sets of bi-folding doors, radiator and tiled flooring

Utility Room

3.17m x 2.37m (10'5" x 7'10")

a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, tiled splash backs, tiled flooring, radiator, double glazed window to side aspect and double glazed side entrance door

Landing 1

3.94m x 4.66m (12'11" x 15'4")

double glazed window to front aspect, radiator and stairs to second floor accommodation

Bedroom 2

2.66m x 6.19m (8'8" x 20'4")

2 double glazed windows to side aspect and 2 radiators

Dressing Area

2.08m x 2.37m (6'10" x 7'10")

Ensuite

0.96m x 2.39m (3'1" x 7'10")

3 piece suite comprising low level WC, hand wash basin, shower cubicle, heated towel rail, tiled splash backs and vinyl flooring

Bedroom 3

3.16m x 4.46m (10'5" x 14'7")

double glazed window to rear aspect and radiator

Bedroom 4

3.45m x 3.67m (11'4" x 12'0")

double glazed window to rear aspect and radiator

Bedroom 5

3.45m x 3.17m (11'4" x 10'5")

double glazed window to front aspect and radiator

Bathroom

3.98m x 2.18m (13'1" x 7'2")

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

Landing 2 / Study

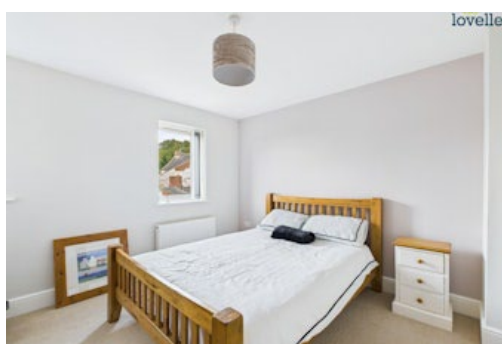
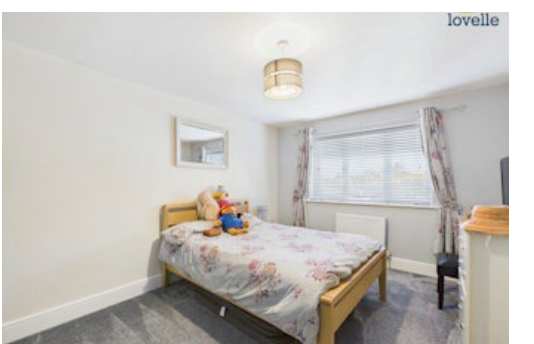
3.72m x 4.66m (12'2" x 15'4")

'Velux' window to front aspect and radiator

Bedroom 1

3.51m x 4.66m (11'6" x 15'4")

2 'Velux' windows to rear aspect, radiator, access to eaves and roof void access





Walk In Wardrobe

3.32m x 1.91m (10'11" x 6'4")

an abundance of fitted storage and radiator

Bathroom

3.39m x 2.67m (11'1" x 8'10")

4 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, freestanding bath, splash backs, Karndean flooring, heated towel rail and 2 'Velux' windows to rear aspect

Gardens

being mostly laid to lawn with planted borders, paved patio area and hot tub

Double Garage

5.07m x 6.29m (16'7" x 20'7")

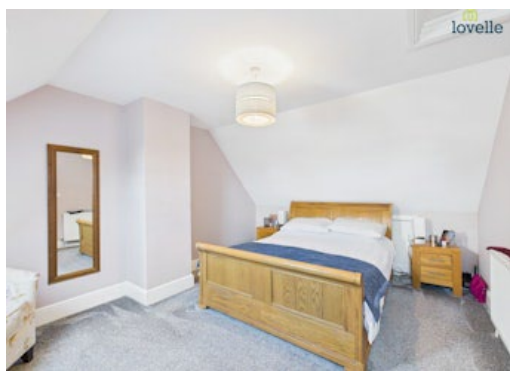
2 electric doors, power, lighting and gas fired central heating boiler

Driveway

generous gravelled driveway providing ample off road parking for a number of vehicles

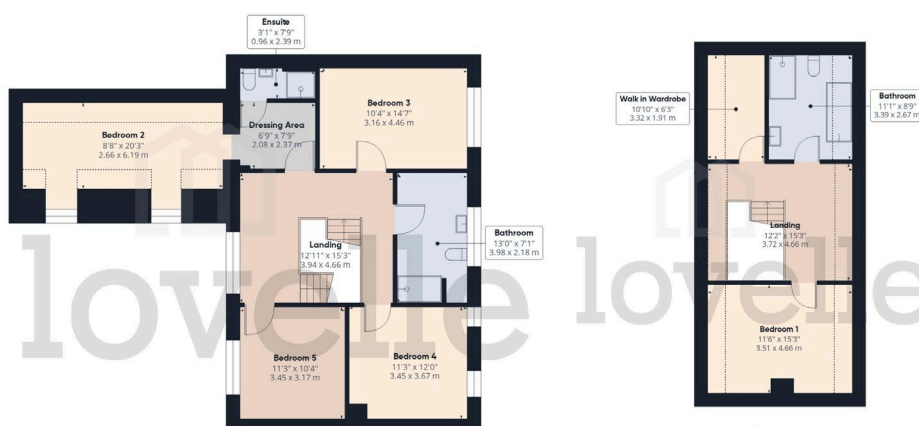
Agents Notes

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Ground Floor



Floor 2

Approximate total area⁽¹⁾

2628 ft²
243.9 m²

Reduced headroom

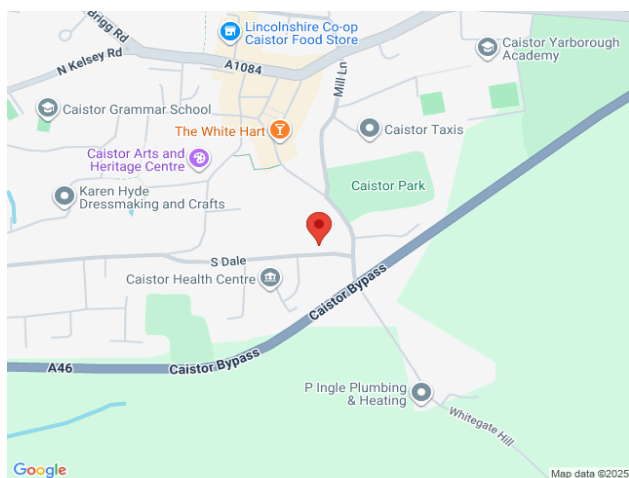
192 ft²
17.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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