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South Dale, Caistor



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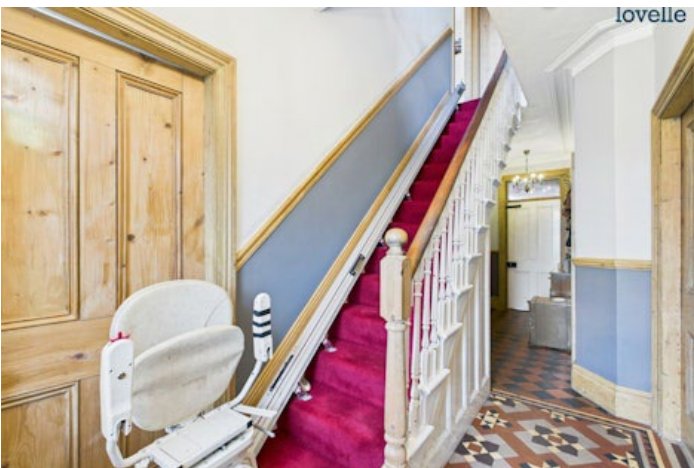
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property it must be


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£425,000



STUNNING DETACHED PERIOD HOME. Situated in the popular town of Caistor. Spacious and well presented, comprising entrance hall, lounge, sitting room, study, kitchen, sun room, utility, WC, 4 bedrooms, bathroom, wet room. Generous gardens, driveway and double garage. Viewing advised to fully appreciate. CAISTOR GRAMMAR CATCHMENT - with NO ONWARD CHAIN

Key Features

- Stunning Detached Period House
- Popular Town Location
- Catchment Area for Caistor Grammar
- Spacious & Well Presented Throughout
- Porch, Entrance Hall, Lounge
- Sitting Room, Study, Kitchen, Sun Room
- 4 Bedrooms, Wet Room, Bathroom
- Gardens, Driveway & Double Garage
- Viewing Advised to Fully Appreciate
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold



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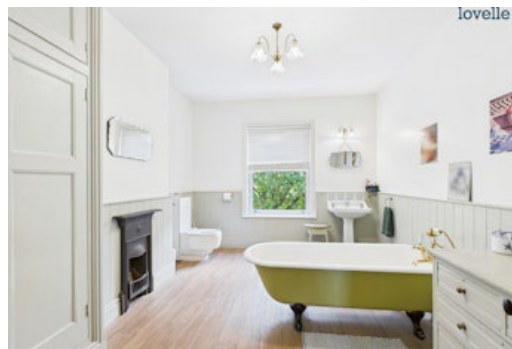
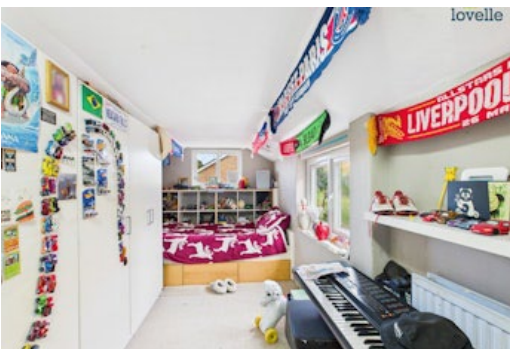
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Situation

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 - 0.55m x 1.77m (1'10" x 5'10")

uPVC French entrance doors

Entrance Hall - 6.76m x 1.35m (22'2" x 4'5")

glazed entrance door, tiled flooring, radiator, stairs to first floor accommodation and storage cupboard under

Lounge - 3.88m x 3.87m (12'8" x 12'8")

double glazed bay window to front aspect, double glazed window to side aspect, radiator and feature fire place with open fire

Sitting Room - 3.89m x 3.94m (12'10" x 12'11")

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

Study - 2.93m x 4.32m (9'7" x 14'2")

double glazed window to rear aspect, double glazed window to side aspect, radiator, feature fire place, fitted storage and solid wood flooring

Kitchen - 3.33m x 3.94m (10'11" x 12'11")

a range of fitted wall and base units, space for fridge freezer, electric oven, 4 ring gas hob, space and plumbing for dishwasher, ceramic sink, tiled splash backs, tiled flooring, radiator and double glazed window to side aspect

Sun Room - 4.46m x 3.18m (14'7" x 10'5")

double glazed entrance doors and tiled flooring

Utility Room - 2.46m x 2.1m (8'1" x 6'11")

a range of fitted storage, space and plumbing for washing machine, space for tumble dryer, ceramic sink unit, gas boiler and double glazed window to side aspect

WC - 1.78m x 2.09m (5'10" x 6'11")

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

Landing - 6.03m x 1.8m (19'10" x 5'11")

double glazed window to front aspect and radiator

Bedroom 1 - 3.83m x 3.98m (12'7" x 13'1")

double glazed windows to front and side aspects, radiator and a range of fitted wardrobes

Bedroom 2 - 3.9m x 3.9m (12'10" x 12'10")

double glazed windows to front and side aspects, radiator and a range of fitted wardrobes

Bedroom 3 - 3.34m x 3.93m (11'0" x 12'11")

double glazed windows to rear and side aspects, radiator and roof access; access to bedroom 4

Bedroom 4 - 4.4m x 2.13m (14'5" x 7'0")

accessed from bedroom 3, double glazed windows to side and rear aspects, radiator and fitted wardrobes

Bathroom - 3.06m x 3.85m (10'0" x 12'7")

3 piece suite comprising low level WC, pedestal hand wash basin, freestanding bath, tiled splash backs, vinyl flooring, radiator, feature fireplace, airing cupboard housing hot water cylinder and double glazed window to side aspect

Wet Room - 1.26m x 1.75m (4'1" x 5'8")

electric shower, fully tiled splash backs, vinyl flooring, heated towel rail and double glazed window to rear aspect

Gardens

occupying a generous plot with wrap around gardens, being mostly laid to lawn, with mature shrubs, plants and trees, raised decking and timber shed.

Driveway

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

Double Garage – 5.46m x 5.79m (16'11" x 18'11")

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

Agents Notes

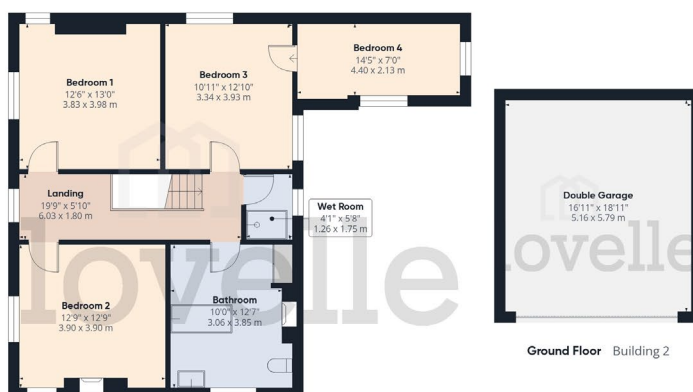
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Ground Floor Building 1

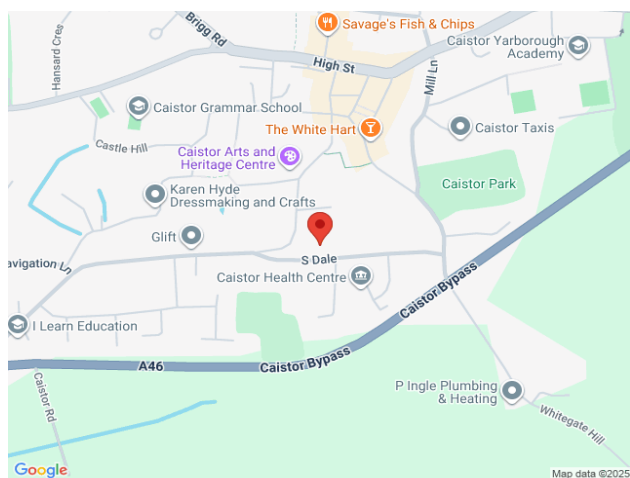


Ground Floor Building 2

Approximate total area^m
2153 ft²
200.1 m²

(1) Excluding balconies and terraces

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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