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Wold View, Caistor



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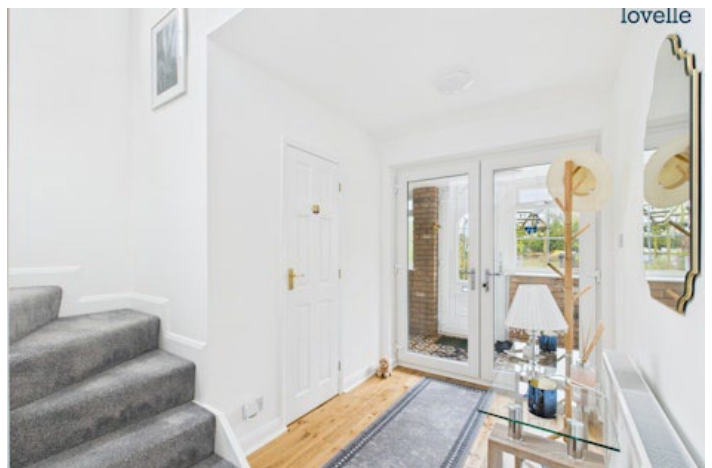
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When it comes to
property it must be


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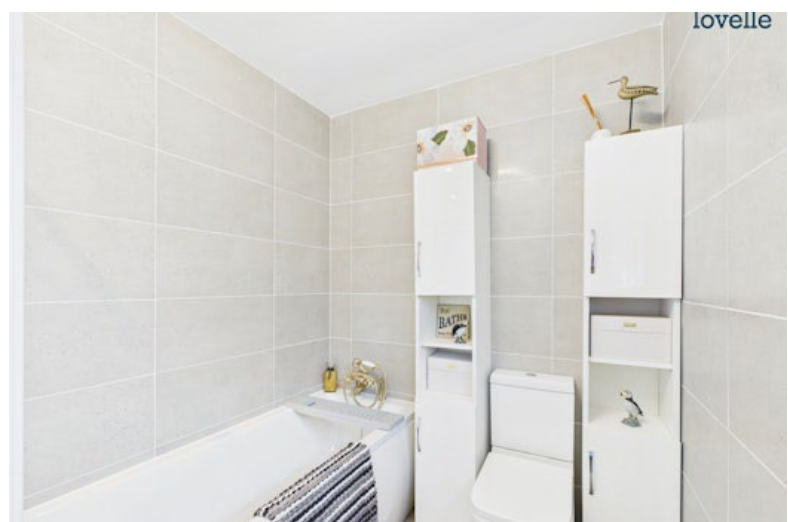
£310,000

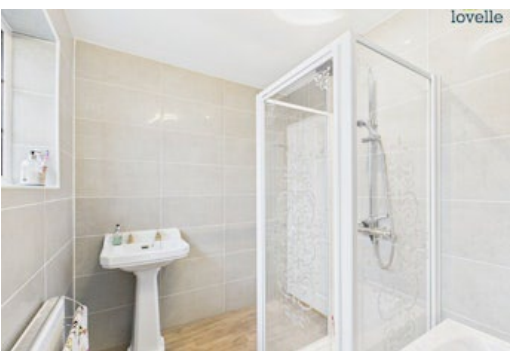


SPACIOUS DETACHED FAMILY HOME, in sought after residential location. Spacious and well presented throughout comprising porch, entrance hall, WC, kitchen, utility, lounge diner, conservatory, 3 bedrooms and bathroom. With generous gardens, detached garage and driveway. VIEWING ADVISED TO FULLY APPRECIATE with NO ONWARD CHAIN

Key Features

- Detached Family Home
- Sought After Location
- Spacious & Well Presented
- Porch, Entrance Hall, WC, Kitchen
- Utility, Lounge Diner, Conservatory
- 3 Bedrooms & Bathroom
- 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 - 3.77m x 1.08m (12'5" x 3'6")

uPVC entrance door, double glazed windows to front aspect and tiled flooring

Entrance Hall - 1.87m x 3.58m (6'1" x 11'8")

uPVC entrance door, wood flooring, radiator, stairs to first floor accommodation and storage cupboard under

WC - 0.89m x 1.56m (2'11" x 5'1")

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

Kitchen - 3.59m x 3.6m (11'10" x 11'10")

a range of fitted wall and base units, integrated fridge freezer, integrated dishwasher, ceramic sink unit, 'Rangemaster' cooker, tiled splash backs, tiled flooring, radiator, wall mounted gas boiler and double glazed window to front aspect

Side Entrance Hall - 1.22m x 1.65m (4'0" x 5'5")

uPVC entrance door, tiled flooring and splash backs

Utility Room - 1.2m x 2.98m (3'11" x 9'10")

fitted wall units, space and plumbing for washing machine, space for tumble dryer, stainless steel sink unit, splash backs, radiator, tiled flooring and double glazed window to rear aspect

Lounge Diner - 6.65m x 3.59m (21'10" x 11'10")

double glazed window to rear aspect, radiator, double glazed sliding doors to rear aspect and feature fire place

Conservatory - 3.05m x 3.25m (10'0" x 10'8")

laminated flooring, radiator/ dual electric heater and uPVC French doors to rear garden

Landing - 2.73m x 1.45m (9'0" x 4'10")

double glazed window to side aspect, roof void access and airing cupboard

Bedroom 1 - 3.7m x 3.62m (12'1" x 11'11")

double glazed window to rear aspect, radiator and a range of fitted furniture

Bedroom 2 - 3.33m x 3.59m (10'11" x 11'10")

double glazed window to front aspect, double glazed window to side aspect, radiator and fitted wardrobes

Bedroom 3 - 2.79m x 3.62m (9'2" x 11'11")

double glazed window to rear aspect, radiator and fitted wardrobes

Bathroom - 3.15m x 1.79m (10'4" x 5'11")

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath and shower cubicle with fully tiled splash backs, laminate flooring, radiator and double glazed window to front aspect

Gardens

occupying a generous plot with gardens front and rear. The front garden is mostly laid to lawn with raised beds and planted shrubs. The rear garden is again mostly laid to lawn with planted shrubs, timber shed and raised gravelled seating area

Garage

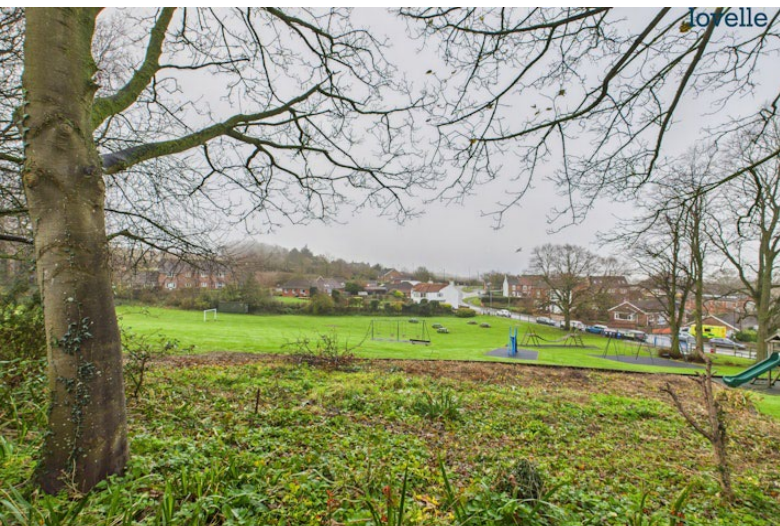
up and over door, power, lighting and window to side aspect

Driveway

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

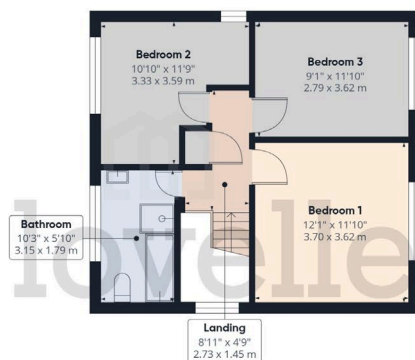
Agents Notes

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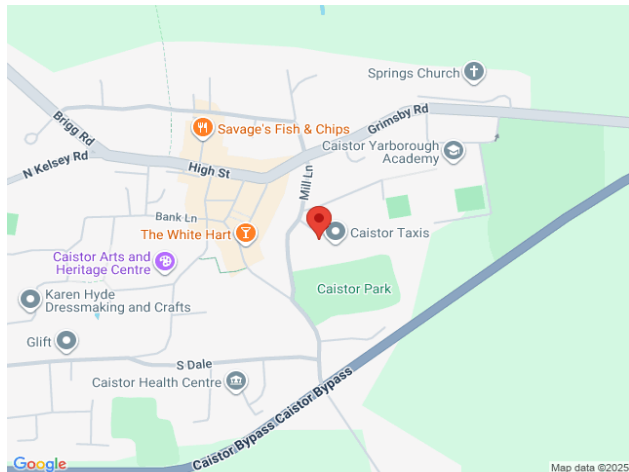
Ground Floor



Approximate total area^m
1163 ft²
108.2 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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