



35, Navigation Lane

| Caistor | LN7 6NH

Asking Price £230,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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A Modern Detached Home located in the sought after Caistor Town location, known for its Grammar School, pretty market place, independent shops and cafes, it is one of the Lincolnshire Wolds 'Walkers are Welcome' towns, and lies on the Viking Way, so perfect for escaping to the countryside too.

This family home offers good sized rooms and is for sale with no chain, for anyone wanting a quicker move. There is also a Cabin in the rear garden, which could be used as a Home Office, Playroom or just somewhere to relax in the evenings and weekends. In greater detail, the accommodation comprises; Reception Hall, Re-Fitted Cloakroom, Living Room, Separate Dining Room and Kitchen. On the First Floor there are Three Bedrooms (two with an open outlook over the Grammar School Sports Fields and Facilities. Modern Bathroom with separate shower. Outside there is a Front Garden, Double Driveway providing Parking and access to the Single Garage. To the Rear, there is a pretty and enclosed Garden, complete with Cabin. It is warmed by gas radiator heating and has uPVC multi pane double glazing.

- Grammar School Catchment
- Useful Garden Cabin
- Two Reception Rooms
- Re-Fitted Cloakroom
- Modern Bathroom
- Three Bedrooms
- Open Outlook to Front
- No Chain

Entrance Porch

Approached through panelled entrance door with sealed unit double glazed side screen. Single glazed inner door and side screen to:-

Reception Hall

Radiator. Coving. Coat cupboard. Stairs to First Floor.

Re-Fitted Cloakroom

White suite of Low Level W.C. Trough style sink. Tiled splashbacks with border tile.





Living Room

15'10 x 12'0 (4.83m x 3.66m)

Gas coal effect fire with marble style surround and hearth plus wooden mantel. Covings. Radiator. Bow window to the front.

Dining Room

9'10 x 9'0 (3.00m x 2.74m)

uPVC double glazed, sliding patio doors to rear garden. Covings. Radiator.

Kitchen

7'4 x 9'3 plus 10'6 x 8'1 (2.24m x 2.82m plus 3.20m x 2.46m)

Wood panel effect wall and base units. Roll top work-surfaces with inset one and a half bowl single drainer sink top. Tiled splashbacks. Radiator. Two uPVC double glazed windows to the rear. Half uPVC double glazed door to rear garden. Gas boiler.

Landing

Window to side. Access to loft space. Airing cupboard housing foam lagged hot water cylinder.

Bedroom One

13'10 x 10'5 (4.22m x 3.18m)

Radiator. Window to the front with open outlook.

Bedroom Two

12'0 x 10'4 (3.66m x 3.15m)

Three double fitted wardrobes. Window to rear. Radiator.

Bedroom Three

10'1 x 7'11 (3.07m x 2.41m)

Radiator. Storage cupboard. Window to front with open aspect.

Modern Bathroom

White suite of panelled bath. Step-in corner shower with 'Mermaid' style boarding. W.C. with concealed cistern. Wash hand basin all with fitted storage cupboards. Chrome towel rail. Tiled to full height with border tile. Window to rear.

Front Garden

Lawn with flower borders. Double driveway providing parking and access to the- SINGLE GARAGE and STORE.

Rear Garden

Patio. Lawn with flower borders and accessed to the side via gate.

Cabin/Home Office/Playroom

12'4 9'2 (3.76m 2.79m)

uPVC double glazed windows. Double glazed, double doors opening to the rear garden. Light and electric supply. Panel heater.

Additional Information

Council Tax: Band C - West Lindsey. - EPC Rating: D

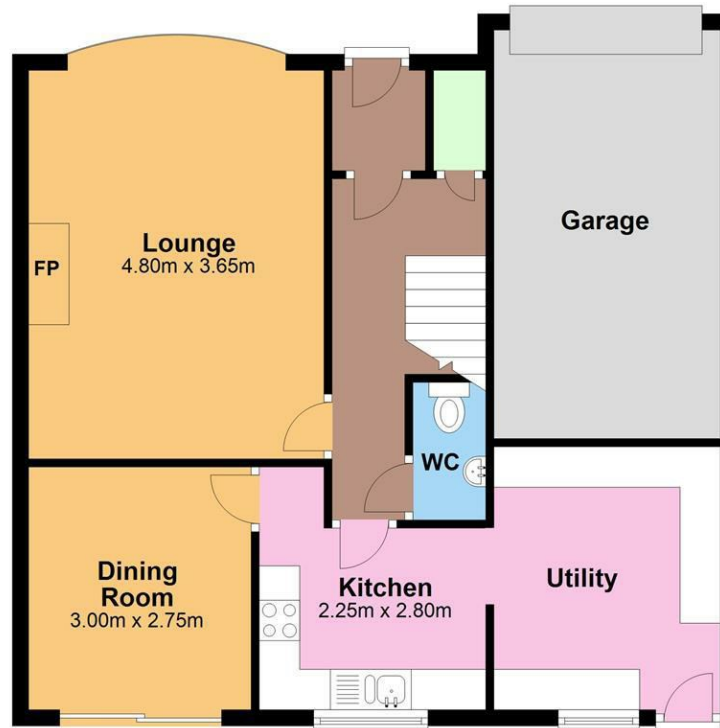
Services: All mains services are connected. - Tenure is Freehold





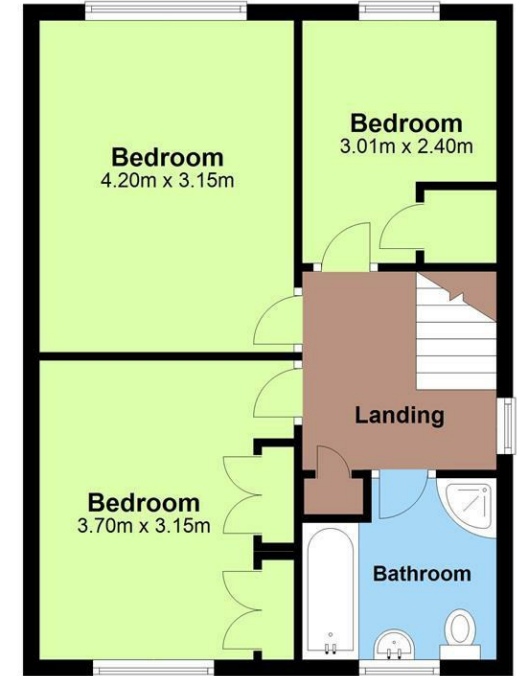
Ground Floor

Approx. 69.3 sq. metres



First Floor

Approx. 45.0 sq. metres



Total area: approx. 114.2 sq. metres

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net) Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.