



86, North Street

| Caistor | LN7 6QU

£325,000



Perkins George Mawer & Co.

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

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A Spacious Bungalow in Large Gardens with a Huge Garage/Workshop to the Rear. The situation of this bungalow is perfect, close to the town centre, currently enjoying far reaching views over the Lincolnshire Wolds. On an elevated plot within walking distance of Caistor, which boasts many local amenities including the highly regarded Caistor Grammar School. The pretty market square hosts a bustling market and has many independent shops and boutiques. There is a Co-Op Food Store and other food outlets including takeaways, pubs, cafes and restaurants. There's thriving community feel with a variety of social events throughout the calendar year.

An extended and spacious bungalow which has versatile and flexible accommodation depending on your needs. It could be set up (as it currently is) with Two Bedrooms and Two Receptions or you could have One Living Room and Three Bedrooms. Currently the Accommodation Comprises: Reception Hall, Two Bedrooms, Bathroom, Living Room (or Third Bedroom), Kitchen, Rear Hall, Cloakroom and Spacious Sitting Room. Outside there are Large and Mature Gardens currently enjoying views over the Lincolnshire Wolds and there is a Huge Garage/Workshop plus Ample Parking. This home is offered For Sale with No Chain.

- Walking Distance to Town
- Flexible & Versatile Accommodation
- Two/Three Bedrooms
- Huge Workshop/Garage
- Far Reaching Wolds Views
- Spacious Sitting Room
- Set in Large Garden
- No Chain

Reception Hall

Window to side. Doors off.





Living Room/Bedroom One

17'10 x 11'11 (5.44m x 3.63m)

Bow window to the front and additional window to the side. Gas coal effect fire with tiled surround. Double radiator.

Bedroom Two

11'10 x 14'11 (3.61m x 4.55m)

Bow window to the front, additional window to side. Built-in bedroom furniture.

Bedroom Three

12'0 x 9'11 (3.66m x 3.02m)

Window to side. Radiator.

Bathroom

White suite of panelled bath having shower over. Pedestal wash basin. W.C. Tiling to water sensitive areas. Radiator. Window to side. Two double opening cupboards housing foam lagged hot water cylinder.



'L' Shaped Kitchen/Breakfast Room

11'6 x 6'9 plus 14'11 x 5'1 (3.51m x 2.06m plus 4.55m x 1.55m)

Fitted wall and base units. Roll top, wood effect work-surfaces with inset one and a half bowl, single drainer sink top. Tiled splashbacks. Windows to rear and side. Built-in double cupboard. Wall mounted gas fire. Multi pane glazed door to:-



Rear Hall

Door to Rear garden. Radiator. Glazed door to Cloakroom and Sitting Room.

Cloakroom

W.C. with concealed cistern. Wash hand basin. Window to front.





Sitting Room

19'11 x 16'11 (6.07m x 5.16m)

Gas coal effect fire. Two double radiators. Double glazed picture/patio windows with far reaching views. Coving. Two additional side windows.

Front Garden

Double opening wrought iron gates giving vehicular access to parking for numerous cars and access to the bungalow, rear garden, additional parking and Workshop/Garage.

Huge Workshop/Garage

39'8 x 19'10 (12.09m x 6.05m)

Electric up and over door. Light, electric points. Five windows. Inspection pit.

Rear Garden

Patio area. Currently enjoying Wolds views. Expanse of lawns, mature trees, shrubs and hedgerow.

Additional Information

Tenure: Freehold

Council Tax Band: E

Services: T.B.C.

EPC Rating: D





Total area: approx. 117.6 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		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Perkins George Mawer & Co
 Corn Exchange Chambers
 Queen Street
 Market Rasen
 Lincolnshire
 LN8 3EH

01673 843011
 info@perkinsgeorgemawer.co.uk
 www.perkinsgeorgemawer.co.uk

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.