



24, Nettleton Road

| Caistor | LN7 6NB

£750



Perkins George Mawer & Co.

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

24

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LITTLE STUNNER! Nestled on the charming Nettleton Road in Caistor, this delightful terraced cottage, offers a perfect blend of character and modern living. Built in 1800, this property has been well maintained, ensuring that it is ready for you to move in without delay.

Spanning an impressive 797 square feet, the cottage features a cosy reception room that invites relaxation and warmth with the open fire, making it an ideal space for entertaining guests or enjoying quiet evenings at home. The two double bedrooms provides a peaceful retreat, while the bathroom is conveniently located to serve both residents and visitors alike. With its country kitchen and handy utility space, there is plenty of storage.

Set in the picturesque Wolds location, this property boasts low maintenance, allowing you to spend more time enjoying the surrounding beauty and less time on upkeep. Whether you are a first-time renter or a couple seeking a quaint home, this bijou cottage is sure to impress.

With its blend of historical charm and modern convenience, this property is a rare find in the heart of Caistor. Do not miss the chance to make this lovely home your own.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(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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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.