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Canada Lane, Caistor



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£170,000



CHARMING COUNTRYSIDE COTTAGE with stunning views, and generous gardens. Full of character this cottage offers spacious accommodation comprising kitchen diner, utility/wc, lounge, 2 bedrooms, study and shower room. Mature gardens of approximately 0.2 acre with outbuildings and summerhouse! NO ONWARD CHAIN

#### Key Features

- Countryside Cottage
- Stunning Views
- Full of Character & Charm
- Approx 0.2 Acre Plot
- Kitchen Diner, Lounge, Utility / WC
- 2 Bedrooms, Study & Shower Room
- EPC rating TBC
- Tenure: Freehold



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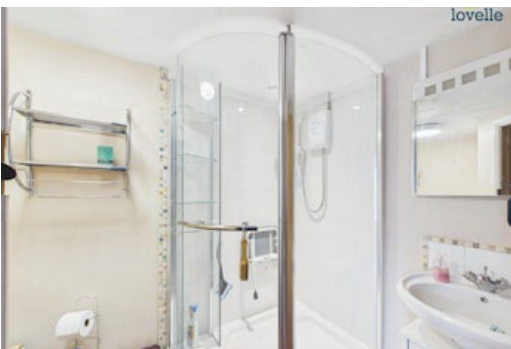
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## Situation

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.

## Kitchen Diner

7.5m x 2.26m (24'7" x 7'5")

a range of fitted wall and base units, oil fired boiler, space and plumbing for dishwasher, Belfast sink, space for electric cooker, space for fridge freezer, tiled splash backs, tiled flooring, double glazed window to rear aspect and double glazed rear entrance door

## Utility / WC

1.78m x 1.69m (5'10" x 5'6")

low level WC, hand wash basin, space and plumbing for washing machine, tiled splash backs, tiled flooring, heated towel rail and double glazed window to side aspect

## Lounge

3.46m x 3.59m (11'5" x 11'10")

double glazed window to front aspect, radiator, feature fireplace and stairs to first floor accommodation

## Bedroom 1

3.42m x 3.62m (11'2" x 11'11")

double glazed window to front aspect, radiator, fitted storage and wood flooring

## Study

2m x 2.43m (6'7" x 8'0")

wood flooring and roof void access with loft ladder

## Bedroom 2

3.43m x 2.06m (11'4" x 6'10")

double glazed window to rear aspect, radiator, wood flooring, roof void access and uPVC French doors to balcony

## Shower Room

1.79m x 2.47m (5'11" x 8'1")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, heated towel rail and wood flooring

## Gardens

occupying a generous plot of mature gardens, being mostly laid to lawn with paved patio area, pond, planted bushes and fruit trees

## Outbuildings

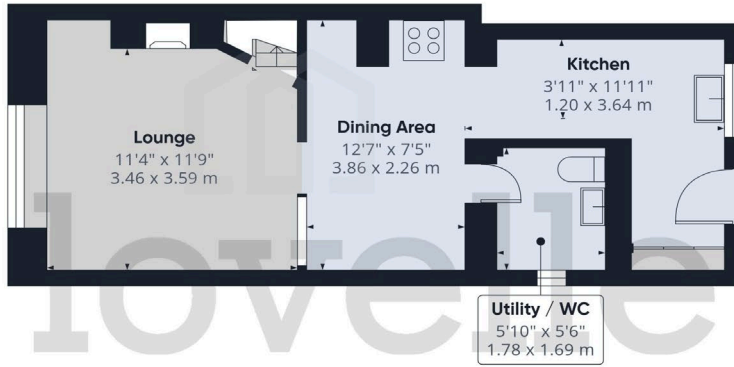
benefitting from a wide range of out buildings including a number of timber sheds, brick built outbuildings and a summerhouse with electricity and lighting

## Agents Notes

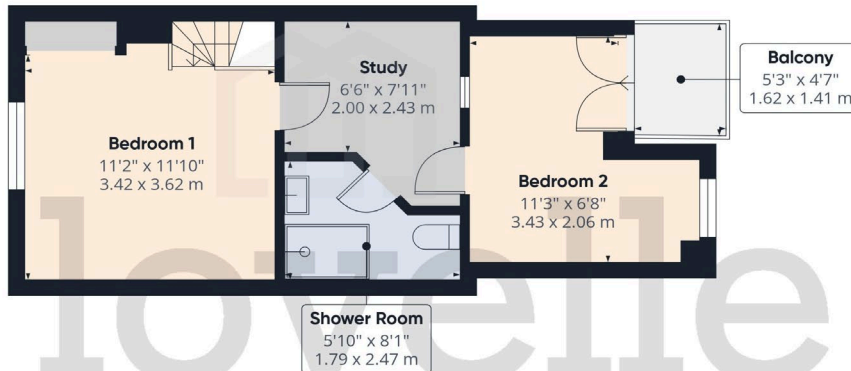
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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

700 ft<sup>2</sup>  
65 m<sup>2</sup>

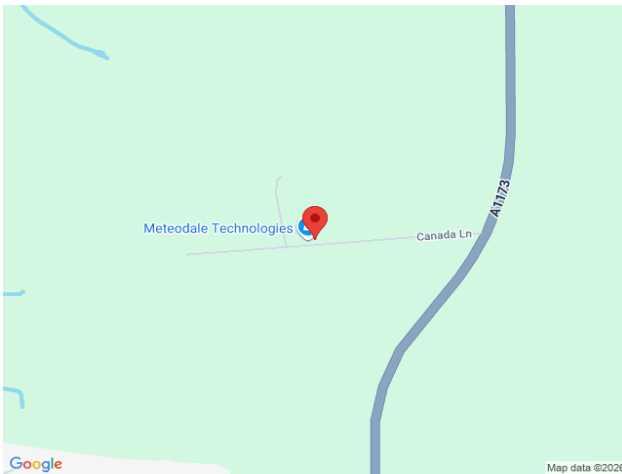
**Balconies and terraces**

24 ft<sup>2</sup>  
2.2 m<sup>2</sup>

(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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