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North Kelsey Road, Caistor

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Guide Price - £165,000

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SPACIOUS DETACHED BUNGALOW IN POPULAR TOWN LOCATION! In need of modernisation; comprising entrance hall, lounge, kitchen diner, 3 bedrooms and bathroom. Generous wrap around gardens, extensive driveway and garage! Viewing advised to fully appreciate with NO ONWARD CHAIN

Key Features

- Detached Bungalow
- Popular Town Location
- Spacious Accommodation
- In Need of Modernisation
- Entrance Hall, Lounge, Kitchen Diner
- 3 Bedrooms, Bathroom
- EPC rating D
- Tenure: Freehold

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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.

Entrance Hall

1.58m x 5.96m (5'2" x 19'7")

double glazed entrance door, radiator and roof void access

Lounge

6.11m x 3.28m (20'0" x 10'10")

double glazed window to front aspect, double glazed window to side aspect, radiator and feature fire place

Kitchen Diner

4.62m x 2.82m (15'2" x 9'4")

a range of fitted wall and base units, space for cooker, stainless steel sink unit, space and plumbing for washing machine, tiled splash backs, vinyl flooring, radiator double glazed window to side aspect, double glazed window to rear aspect and glazed rear entrance door

Bedroom 1

4.98m x 3.28m (16'4" x 10'10")

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

Bedroom 2

3.19m x 3.27m (10'6" x 10'8")

double glazed window to side aspect, radiator and fitted wardrobes

Bedroom 3

3.17m x 2.47m (10'5" x 8'1")

double glazed window to front aspect and radiator

Bathroom

2.07m x 1.62m (6'10" x 5'4")

3 piece suite comprising low level WC, pedestal hand wash basin, tiled splash backs, vinyl flooring, radiator and double glazed window to rear aspect

Gardens

occupying a generous plot with wrap around gardens, being mostly laid to lawn with planted shrubs

Garage

5.42m x 4.86m (17'10" x 15'11")

electric up and over door, power, lighting, double glazed window to side aspect, double glazed window to rear aspect and rear entrance door

Driveway

extensive drive providing ample off road parking for a number of vehicles and hardstanding for a caravan behind lockable gates.

Agents Notes

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Approximate total area(1)
1187 ft²
110.2 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.

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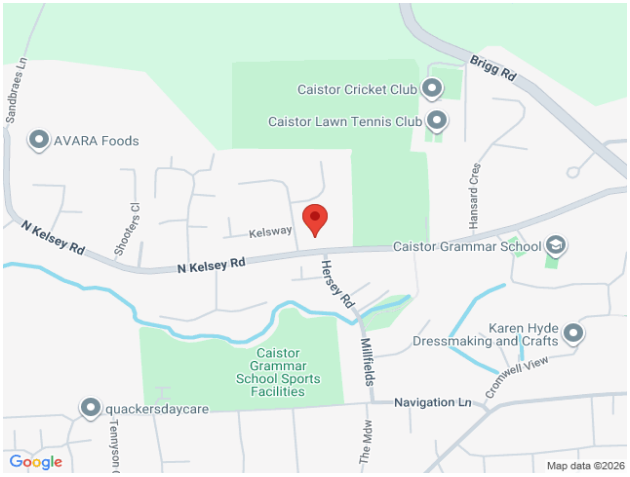

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The Property Ombudsman