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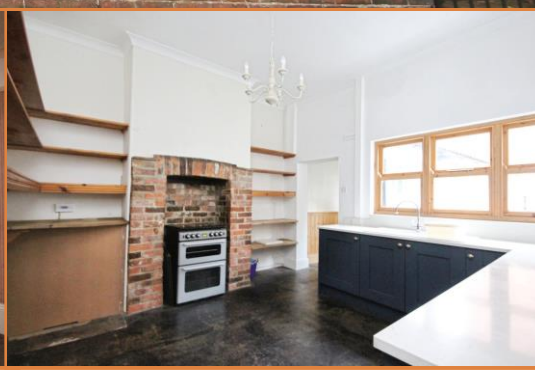
IMMINGHAM
01469 564294

LOUTH
01507 601550









7 Chapel Street
Caistor
LN7 6UF

£300,000

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Property Description
Occupying a prime position within Caistor's sought-after Conservation Area, this substantial four bedroom semi-detached residence offers more than 2,000 sq ft of accommodation, combining period charm with generous living space. Enjoying far reaching views towards the Lincolnshire Wolds and situated just a short walk from Caistor Grammar School, the property presents an excellent opportunity for family living. Rich in character and dating back to the 19th century, this impressive town house has been cherished for many years and is now ready for its next chapter. Set across three floors, the home retains many of its original features while offering ample scope for a new owner to personalise and enhance. The ground floor is accessed via a welcoming entrance hall, which leads to a spacious lounge, ideal for both everyday living and entertaining. A second reception room provides versatility and could be utilised as a formal dining room, snug, home office or playroom. At the rear of the property, the kitchen serves as the hub of the home and is complemented by a practical utility area and convenient ground-floor shower room. A useful cellar offers additional storage space and further enhances the property's traditional appeal. To the upper floors, the home offers four well-proportioned double bedrooms. The principal bedroom benefits from an ensuite facility, while the remaining bedrooms are served by a family bathroom. The flexible layout lends itself perfectly to modern family life, guest accommodation or those working from home. With spacious interiors, period features and a wealth of potential, this is a rare opportunity to acquire a distinguished home in one of Caistor's most desirable locations. Positioned on historic Chapel Street, the property enjoys all the character and atmosphere associated with this attractive market town. The location offers a wonderful blend of convenience and countryside appeal, with picturesque views stretching towards the rolling landscapes of the Lincolnshire Wolds. Families will appreciate the close proximity to the highly regarded Caistor Grammar School, while the town's amenities, shops and services are all easily accessible. The combination of a central setting, impressive space and scenic outlook makes this a truly appealing home.

Lounge
13' 11" x 13' 11" (4.24m x 4.24m)

Dining Room
13' 10" x 13' 11" (4.21m x 4.24m)

Kitchen
12' 1" x 12' 11" (3.68m x 3.93m)

Utility room

Bedroom 1
13' 11" x 13' 11" (4.24m x 4.24m)

En-suite
5' 11" x 12' 11" (1.80m x 3.93m)

Bedroom 2
13' 10" x 13' 11" (4.21m x 4.24m)

Bedroom 3
13' 11" x 13' 11" (4.24m x 4.24m)

Bedroom 4
13' 10" x 13' 11" (4.21m x 4.24m)

Bathroom
12' 1" x 12' 11" (3.68m x 3.93m)

Cellar





Tenure
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Viewings
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information
Band D: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.







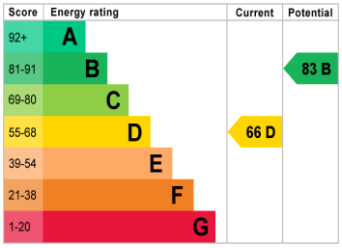


Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	Closed



TOTAL FLOOR AREA : 2054 sq.ft. (190.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MS/SEQ/8768/08.26