

Buy. Sell. Rent. Let.



Titus Road, Caistor



3



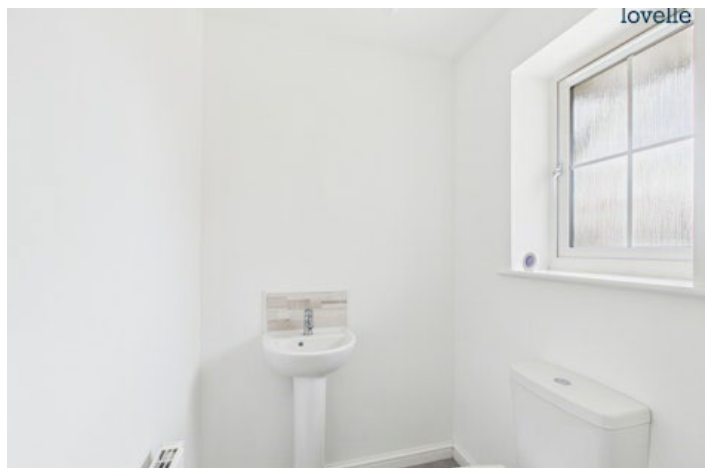
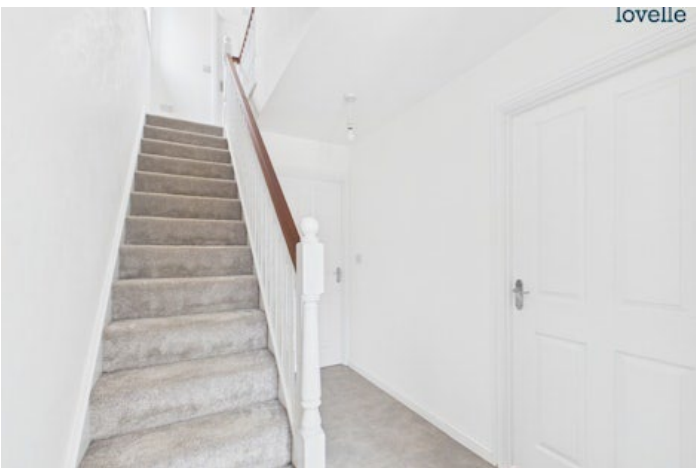
2



1

When it comes to
property it must be


lovelle



£260,000



STUNNING DETACHED HOUSE ON POPULAR RESIDENTIAL LOCATION! Well presented and spacious, comprising entrance hall, WC, lounge, kitchen dining room, landing, 3 bedrooms, ensuite and bathroom. Landscaped low maintenance rear garden and block paved driveway. NO ONWARD CHAIN - Viewing Advised to fully appreciate!

Key Features

- Stunning Detached House
- Popular Residential Location
- Well Presented Throughout
- Entrance Hall, WC
- Lounge, Kitchen Dining Room
- 3 Bedrooms, Ensuite & Bathroom
- EPC rating B
- Tenure: Freehold

lovelle



lovelle



lovelle



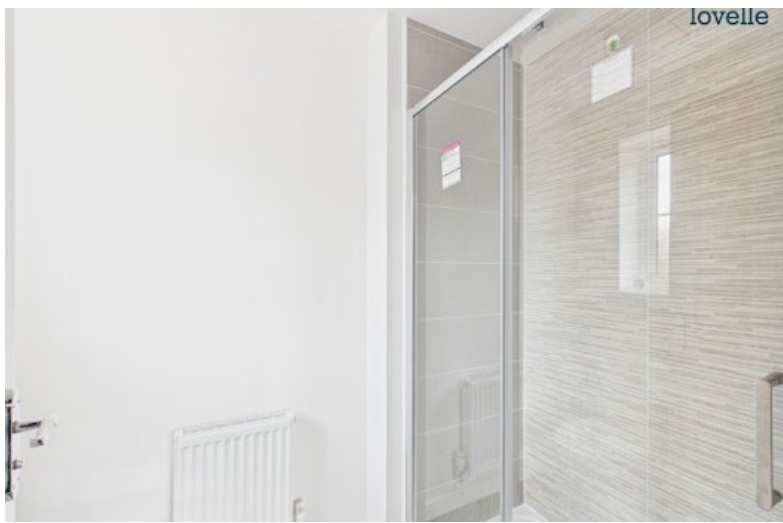
lovelle



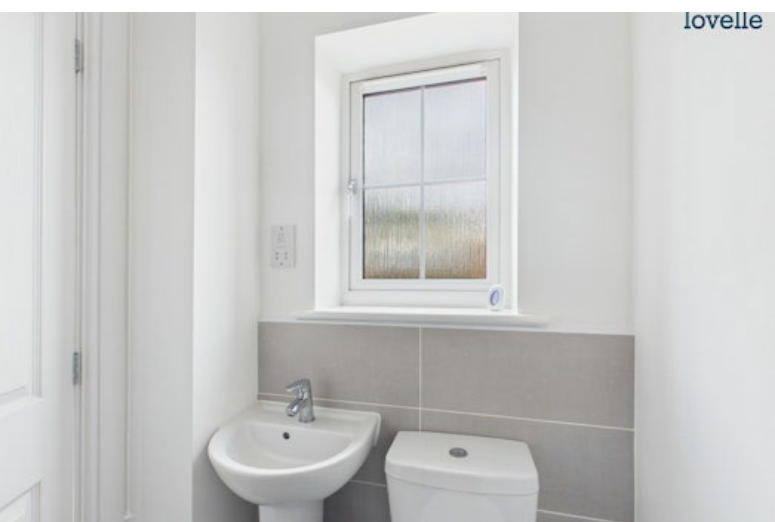
lovelle



lovelle

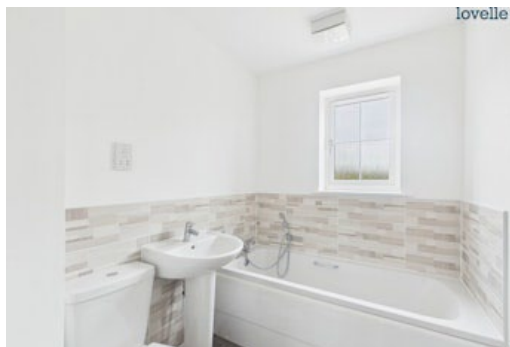
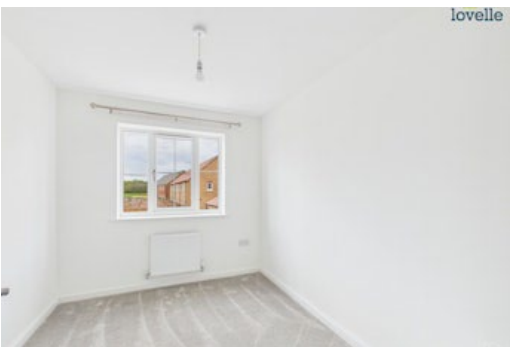


lovelle



lovelle





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

4.22m x 1.91m (13'10" x 6'4")

uPVC entrance door, radiator, tiled flooring and stairs to first floor accommodation

WC

1.38m x 1.3m (4'6" x 4'4")

low level WC, pedestal hand wash basin, tiled splash backs, tiled flooring, radiator and double glazed window to front aspect

Lounge

4.45m x 3.52m (14'7" x 11'6")

double glazed window to front aspect and radiator

Kitchen Dining Room

5.57m x 6.45m (18'4" x 21'2")

a range of fitted wall and base units, space for fridge freezer, electric oven, 4 ring gas hob, space and plumbing for dishwasher, space and plumbing for washing machine, stainless steel sink unit, wall mounted gas boiler, tiled flooring, 2 radiators storage cupboard and uPVC sliding doors

Landing

3.04m x 1.96m (10'0" x 6'5")

double glazed window to side aspect, roof void access and storage cupboard

Bedroom 1

3.26m x 3.78m (10'8" x 12'5")

double glazed window to rear aspect, radiator and fitted wardrobes

Ensuite

1.36m x 2.07m (4'6" x 6'10")

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

Bedroom 2

3.53m x 3.05m (11'7" x 10'0")

double glazed window to front aspect and radiator

Bedroom 3

3.04m x 2.39m (10'0" x 7'10")

double glazed window to front aspect and radiator

Bathroom

2.05m x 1.67m (6'8" x 5'6")

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

Gardens

landscaped low maintenance garden, being mostly laid to block paving with gravelled borders

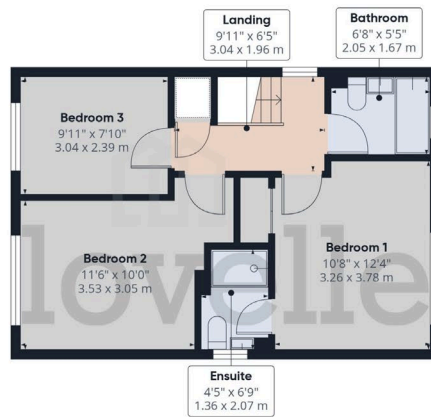
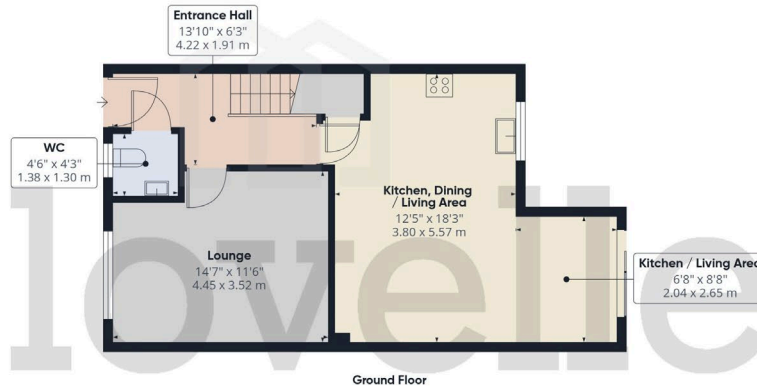
Driveway

extensive block paved driveway providing ample off road parking for a number of vehicles

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

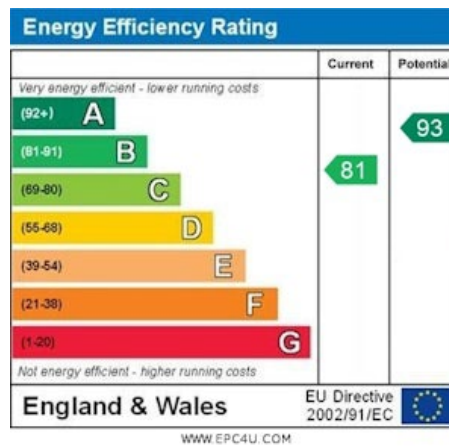
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Approximate total area^m
1003 ft²
93.1 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.



When it comes to **property**
it must be



01673 844069

marketrasen@lovelle.co.uk