

4 Caistor Road, Barnetby

£220,000

NEWTON FALLOWELL

4 Caistor Road

Barnetby

Extended four bedroom chalet bungalow with field views, a spacious lounge, breakfast kitchen, enclosed gardens, extensive, secure parking and a double garage. No upward chain.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- No Upward Chain
- Extended home with views to open fields
- 20' Lounge and 16' Breakfast kitchen.
- Extensive, secure parking and double garage.
- Enclosed gardens ideal for children and pets.
- Council Tax Band C
- EPC Rating TBC













Entrance
A recessed entrance opens to the L shaped hall with oak style flooring and radiator.

Lounge
20' 4" x 15' 10" (6.19m x 4.82m)
A striking, beautifully lit family space with views towards open farmland and focused on the brick built fireplace with inset cast iron stove. (Maximum measurements.)

Dining Room
12' 4" x 10' 0" (3.75m x 3.04m)
A versatile space suited to more formal celebrations or as an occasional bedroom, with doors connecting to the conservatory and stair to the first floor.

Bathroom
6' 5" x 5' 6" (1.95m x 1.67m)
Appointed with a traditional suite in white and including a close coupled wc, pedestal wash hand basin, panelled bath with electric shower over, radiator and part tiled walls.

Breakfast Kitchen
16' 10" x 9' 10" (5.13m x 2.99m)
Ideal for everyday socialising and extensively appointed with a range of high and low beech effect fronted units with matching tops this dual aspect room enjoys views over the gardens and includes an inset induction hob, double oven, and spaces for both an under the counter refrigerator and washing machine. Door to conservatory.

Conservatory
11' 3" x 9' 6" (3.42m x 2.89m)
A quiet retreat overlooking the rear gardens with glazed hip and pitched roof, feature exposed brickwork and radiator.



First Floor

Bedroom 1
10' 7" x 11' 3" (3.22m x 3.44m)
A forward facing double room with radiator and field views.

Bedroom 2
9' 11" x 8' 2" (3.03m x 2.48m)
A further forward facing room with field side views.

Bedroom 3
9' 10" x 9' 11" (2.99m x 3.02m)
A rear facing double room overlooking the gardens.

Bedroom 4
10' 6" x 7' 3" (3.20m x 2.20m)
The final, rear facing room with fitted airing cupboard.

GARDEN

The home is fronted by a neat lawn area with traditional flower borders and there is reception parking for 2 cars. A gated side drive opens to an extensive, 4 car rear reception area and, passed a well kept lawn, on to a detached double garage with storage area behind. To the rear of the garage there is a further lawn with clipped hedge boundaries, timber garden shed and green house.

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