



Chapel Street, Caistor



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£380,000



## Key Features

- PERIOD TOWN HOUSE
- 4 DOUBLE BEDROOMS
- 3 STOREY
- CONSERVATION AREA
- CELLAR
- MODERN KITCHEN
- EPC RATING TBC
- FREEHOLD





## Quintessential English charm.

Situated in the conservation area of the historic market town of Caistor Littlethorpe House offers beautifully proportioned and well balanced family accommodation over 3 floors. Retaining much period charm, including deep skirting, distinctive fireplaces and high ceilings, the home offers a warm welcome of understated elegance.

Addressing many of the requirements of modern life the home includes a sitting room of gentle sophistication, a dining room ideal for celebrations and a modern kitchen suited to gentle socialising. The 4 forward facing double bedrooms are arranged over 2 floors and all enjoys views to either the principle town church or towards the Ancholme valley whilst the enclosed courtyard is a haven for quiet contemplation.

## Littleworth house - where your family history begins.

### RECEPTION HALL

Guaranteeing a warm welcome a 6 panel door with fanlight over opens to the central Hall with central rounded arch, fine slender spindle baluster return stair to the first floor, access to the cellar and 2 radiators.

### SITTING ROOM 4.25m x 4.23m (13'11" x 13'11")

A delightfully lit forward facing room of intimate sophistication with decorative plaster detailing to the ceiling, painted stone fire surround with brick lined open fireplace, picture rail, 2 radiators and

### DINING ROOM 4.23m x 4.23m (13'11" x 13'11")

Ideal for more formal entertaining or family gatherings with double glazed window to the front aspect, painted stone fire surround with horeshoe grate, slate hearth and inset gas fire, coving, picture rail and 2 radiators.

### KITCHEN 3.94m x 3.68m (12'11" x 12'1")

Designed for relaxed socialising and appointed with a range of contemporary dark blue fronted base units with contrasting white marbled tops to include an inset 1 1/2 bowl ceramic sink, 8 base units, display shelving, , radiator, a triple window overlooking the rear courtyard and brick lined recess with inset gas cooker.

### REAR ENTRANCE VESTIBULE

Wainscot panelling to one wall and wood and glazed door to the courtyard.

### UTILITY 3.83m x 1.2m (12'7" x 3'11")

A practical space with plumbing for an automatic washing machine, wall mounted gas fired central heating boiler, radiator, part panelled walls, central step and leaded window to the side.

### SHOWER ROOM 2.92m x 1.23m (9'7" x 4'0")

Appointed with a suite in white to include a pedestal wash hand basin, low flush wc, radiator, raised tiled and glazed shower area with mains fed shower, radiator and leaded window.

### CELLAR 2.94m x 2.04m (9'7" x 6'8")

A series of brick lined steps leads down to the the cellar with brick flooring, quarry tiled cover storage ledges, fitted wine racks and electric light and power.

### MAIN LANDING

Centrally placed with a window to the rear, radiator, coving, central arch and stair to the second floor.

### BATHROOM 3.95m x 3.72m (13'0" x 12'2")

A generously sized room with suite in champagne to include a corner bath with electric shower over, close coupled wc, wide vanity unit with inset basin and cupboards under, linen store with sliding doors and insulated cylinder, panelled ceiling and radiator.

### BEDROOM 4.24m x 3.8m (13'11" x 12'6")

A forward facing double room with painted white horseshoe fireplace with tiled hearth, radiator, coving and deep hanging spaces and shelving to either side of the chimney breast.









### BEDROOM 4.21m x 4.21m (13'10" x 13'10")

A further forward double room with deep hanging cupboard, fitted bookshelves with cupboard under, radiator and coving.

## 2ND FLOOR

### BEDROOM 4.31m x 4.27m (14'1" x 14'0")

Enjoying stunning views to both St Peters' church and towards the Ancholme valley. The room also includes a painted chimney breast with inset decorative fireplace, 2 radiators, coving and deep hanging/storage recess with access to both the roof space and to the partially boarded eaves space.

### EN SUITE 3.87m x 1.8m (12'8" x 5'11")

Appointed with a traditional suite in white to include a pedestal wash hand basin, close coupled wc, bath with telephone style mixer shower attachment, part tiled walls, radiator, part sloping ceiling, spot lights and extractor fan.

### BEDROOM

The final forward facing double room with views towards the church, coving, hanging space and 2 radiators.

## OUTSIDE

The property is fronted by ornamental wrought iron railings and a mature wisteria compliments the neat shrub garden. The rear of the home features a well maintained courtyard with white painted walls and raised shrub beds including cotoneaster and fragrant rosemary. A private access to Bank Lane completes the home.

## NOTE

The Vendor informs us that a private parking space to the side of the property may be available to rent for a nominal fee to the ultimate Purchaser if required in addition to the off street parking.

## TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.





## COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND D . We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

## FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

## ANTI MONEY LAUNDERING AND REFERRALS.

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.











