



38 Kelsway

Caistor

M A S O N S

SINCE 1850

38 Kelsway

Caistor, LN7 6QP



Spacious three-bedroom mid-terrace

Quiet position with field views

Lounge and fitted kitchen diner

South-facing conservatory

Three well-proportioned bedrooms

Low-maintenance rear courtyard

Gas central heating & uPVC glazing

Popular market town location

New roof in 2025

A spacious three-bedroom mid-terraced home situated in the popular market town of Caistor. Occupying a quiet position with open field views to the front, the property offers well-proportioned accommodation comprising a lounge, kitchen diner and conservatory to the ground floor, with three bedrooms and a family bathroom to the first floor. Outside, there is a low-maintenance courtyard garden with a brick-built store, while on-street parking is available nearby.

The property further benefits from uPVC windows and doors together with gas-fired central heating. New roof fitted in 2025.

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Ground Floor

The entrance hall features a uPVC entrance door, carpeted flooring and stairs rising to the first floor. The spacious kitchen diner is fitted with a good range of base and wall units, laminated work surfaces and tiled flooring, with integrated appliances including an oven, hob and dishwasher. The lounge is a generously sized reception room with a feature fireplace, exposed ceiling beam, wood-effect flooring and a window overlooking the front. To the rear, the south-facing conservatory enjoys views over the garden and benefits from tiled flooring and doors opening onto the patio.







First Floor

The landing provides access to the loft and includes a cupboard housing the Ideal Logic gas-fired boiler. Bedroom one is a spacious double overlooking the rear garden with carpeted flooring. Bedroom two is a further well-proportioned double enjoying open views to the front, while bedroom three is a generous single room, currently utilised as a dressing room.

The family bathroom is fitted with a panelled bath with thermostatic shower over and tiled surround, WC, wash hand basin, wood-effect flooring and a frosted rear-facing window.



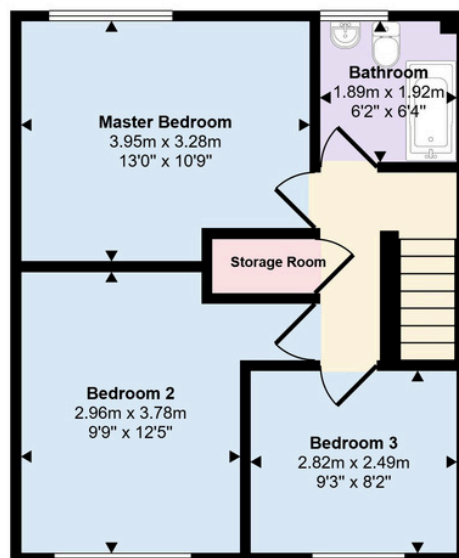
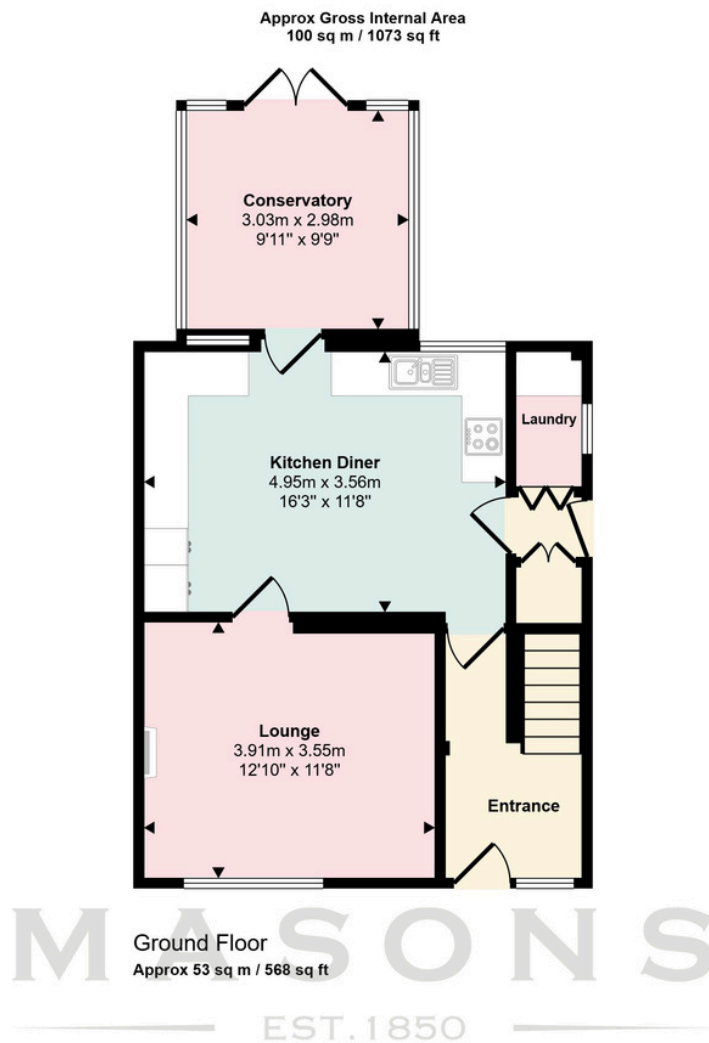


Outside

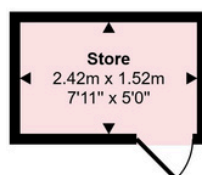
There is a small lawned area to the front and the south-facing rear garden has been designed for ease of maintenance with block paving, creating an ideal space for outdoor seating and entertaining. There is a useful brick-built external store, an outside tap and lighting, together with fenced boundaries and gated rear access leading to the service road. Ample on street parking and there is potential to rent a garage from the council subject to availability.







First Floor
Approx 43 sq m / 465 sq ft



Store
Approx 4 sq m / 40 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Caistor

A Hidden Gem

Caistor is an historic market town nestled on the northern edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. With a history spanning over 7,000 years, Caistor was originally a British hillfort before becoming a Roman fortress; remnants of the Roman walls are still visible today near the parish church of St Peter and St Paul. The town's charming Georgian and Victorian architecture includes 56 listed buildings, such as the 17th century Sessions House and the 17th century Caistor Grammar School.

Caistor offers a vibrant community with independent shops, cafes, and traditional pubs surrounding its quaint marketplace. The Caistor Arts and Heritage Centre, housed in a converted Methodist chapel, serves as a cultural hub with exhibitions and a café. Outdoor enthusiasts can explore the Viking Way, a long-distance footpath that passes through the town, offering scenic walks across the Wolds. The town also hosts annual events like "Caistor in Bloom," showcasing stunning floral displays throughout the community.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band A

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///active.tasteful.additives

Directions

From the centre of Caistor, on the High Street travel west and bear left onto North Kelsey Road. Travel for some distance taking the right turning into Kelsway, follow the road around the left-hand bend and the property is found on the right side.

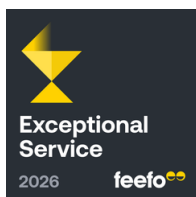
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SINCE 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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