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North Kelsey Road, Caistor



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**£215,000**



**DOUBLE FRONTED DETACHED BUNGALOW** on a Generous plot in the popular town of Caistor. Spacious and well presented, this bungalow offers an entrance hall, lounge, dining area, kitchen, 2 bedrooms and bathroom. Extensive driveway and detached garage. **VIEWING ADVISED TO FULLY APPRECIATE**

#### Key Features

- Detached Bungalow
- Popular Town Location
- Close to Local Amenities
- Entrance Hall, Lounge
- Kitchen, Dining Room, Sun Room
- 2 Double Bedrooms & Bathroom
- EPC rating D
- Tenure: Freehold



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## 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

0.89m x 4.39m (2'11" x 14'5")

uPVC entrance door, radiator and roof void access with loft ladder to converted space with 2 sky lights

### Lounge

3.94m x 4.05m (12'11" x 13'4")

double glazed bay window to front aspect, radiator, laminate flooring and feature fireplace

### Dining Room

3.64m x 4.27m (11'11" x 14'0")

double glazed window to side aspect, radiator, feature fire place, bespoke storage and cloak cupboard housing wall mounted gas boiler

### Kitchen

3.69m x 1.98m (12'1" x 6'6")

a range of fitted wall and base units, electric oven, stainless steel sink unit, 4 ring hob, integrated fridge and freezer, tiled splash backs, radiator, vinyl flooring and uPVC side entrance door

### Sun Room

4.03m x 2.22m (13'2" x 7'4")

fitted storage, uPVC sliding doors to rear, radiator and double glazed windows to all aspects

### Bedroom 1

3.65m x 4.06m (12'0" x 13'4")

double glazed bay window to front aspect, radiator and a range of fitted furniture

### Bedroom 2

2.46m x 3.32m (8'1" x 10'11")

double glazed window to rear aspect, radiator and fitted storage

## Bathroom

2.39m x 1.78m (7'10" x 5'10")

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

## Gardens

occupying a generous plot with gardens front and rear, being mostly laid to lawn, with planted shrubs, bushes and flowers

## Summerhouse

2.7m x 3.96m (8'11" x 13'0")

uPVC sliding doors, double glazed windows to side aspects, electric heater, vanity hand wash basin, chemical toilet and laminate flooring

## Driveway

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

## Detached Garage

3.03m x 4.88m (9'11" x 16'0")

up and over door, power, lighting and windows to rear and side aspects

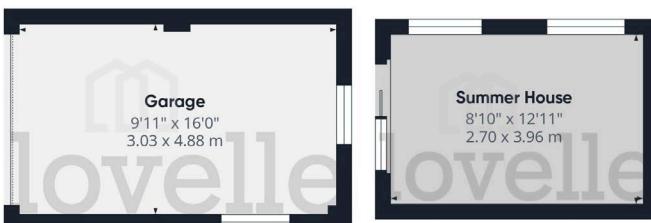
## Agents Notes

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Ground Floor Building 1

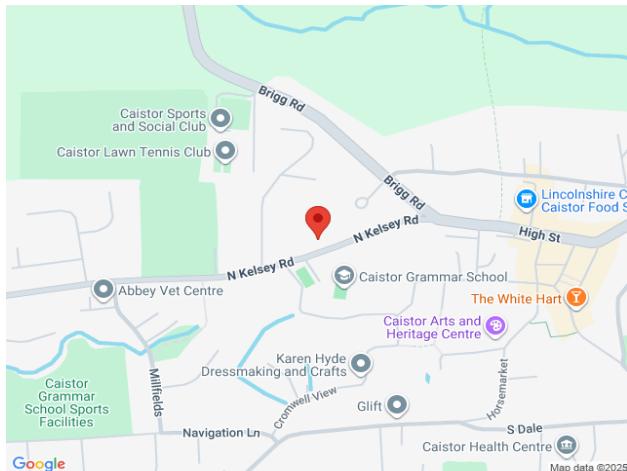


Approximate total area<sup>(1)</sup>  
1130 ft<sup>2</sup>  
105 m<sup>2</sup>

(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.

ON REQUEST



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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