



9 Horsemarket, CAISTOR, LN7 6UP

New £280,000



- Grade II Listed Period Property
- Extensive Accommodation
- Five Bedrooms
- Three Reception Rooms
- Excellent School Catchments
- NO CHAIN
- Arranged Over Three Floors
- Close to Local Amenities
- Private Rear Garden

Bell Watson Estate Agents are delighted to market for sale this deceptively spacious family home being Grade II listed, full of character and charm boasting original features throughout. Offered with NO CHAIN for ease of purchase, this stunning period cottage was previously a three-bedroom home and has been adapted and renovated over the years, now providing ample accommodation for a growing family. Internally you will find an entrance hall, three reception rooms, a breakfasting kitchen, a separate utility room and a WC to the ground floor, the first floor occupies four bedrooms, a bathroom and a shower room with the top floor providing another double bedroom, an addition room having previously been used as a bedroom and an attic store room. Externally there is a large courtyard and garden having multiple outbuildings. This property MUST be viewed to appreciate the amount of accommodation available!!



## LOCATION

Caistor is a small market town located at the foot of the Lincolnshire Wolds, an area of outstanding natural beauty which has plenty of local amenities including Chemist, Newsagents, Post Office, Doctors Surgery, Library & Heritage Centre, Supermarket and Public Houses. There are both Primary and Secondary Schools including Caistor Grammar School which is noted by OFSTED as outstanding. The local ports of Hull and Grimsby are close by, as is Humberside International Airport. There is also easy access to the M180 and other motorway links.

## ACCOMMODATION

Arranged over three floors.

## ENTRANCE HALL

You enter the property via the timber front door into an entrance hall having a light to the ceiling, a central heating radiator, carpeted flooring and stairs to the first floor.

## MAIN RECEPTION ROOM 6.37m (20' 11") x 3.26m (10' 8")

A split level front facing reception room has two timber windows one being sash, original beams and a light fitting to the ceiling two central heating radiators, a central gas fire with ornate surround and carpeted flooring.

## MUSIC ROOM 3.56m (11' 8") x 1.62m (5' 4")

Having a light fitting to the ceiling, a central heating radiator and carpeted flooring.

## KITCHEN 5.51m (18' 1") x 3.50m (11' 6")

A well-appointed breakfasting kitchen comprises a range of wall and base units fitted with complementary counter tops, tiled splash backs and a 1.5 stainless steel sink with chrome mixer tap. There is an integrated double oven, a gas hob with stainless extractor over, an under counter recess with plumbing for a dishwasher, space for a free-standing American style fridge freezer and dining table, beams and light fittings to the ceiling, a central heating radiator, tiled flooring and French doors to the rear garden.

## DINING ROOM 5.61m (18' 5") x 3.90m (12' 10")

A spacious dual aspect reception room having a timber sash window to the front and a timber framed window to the rear, there are original beams and two light fittings to the ceiling, wall lighting, a gas fire, a central heating radiator and carpeted flooring. There is an external timber door to the rear garden, and the second gas central heating boiler is located in here.

## UTILITY ROOM 1.52m (5' 0") x 1.69m (5' 7")

Providing a range of wall and base units fitted with complementary work tops and a composite sink with chrome mixer tap. There is an under counter recess with plumbing for a washing machine and tumble dryer, light fittings to the ceiling and tiled flooring.

## GROUND FLOOR WC 1.48m (4' 10") x 1.49m (4' 11")

Fitted with a combination unit to include a WC, storage and counter top and a wall mounted wash basin with chrome mixer tap. There is a light fitting to the ceiling, an obscure glazed timber framed window to the rear and tiled flooring. One of the combination gas boilers is located here.

## LANDING

The carpeted staircase leads to the first floor landing having two built in cupboards, four light fittings and roof space access to the ceiling, two central heating radiators, a timber framed window to the rear elevation, a staircase leading to bedroom five and a fold down ladder providing access to the attic room/bedroom six.

## BEDROOM ONE 3.70m (12' 2") x 3.40m (11' 2")

Enjoying an ornate feature fireplace, a sash window to the front elevation, a light fitting to the ceiling, a central heating radiator and carpeted flooring.

## DRESSING ROOM

Fitted with a range of built in furniture, rails and lighting.

## BEDROOM TWO 3.97m (13' 0") x 3.26m (10' 8")

With a built in storage cupboard, two pendant lights and beams to the ceiling, a sash window to the front elevation, a central heating radiator and carpeted flooring.

## BEDROOM THREE 3.92m (12' 10") x 2.31m (7' 7")

Having a timber sash window to the front elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

## BEDROOM FOUR 2.30m (7' 7") x 2.29m (7' 6")

Located to the rear of the property having a timber framed window, a light fitting to the ceiling, a central heating radiator and carpeted flooring.

## BATHROOM 2.13m (7' 0") x 1.74m (5' 9")

A fully tiled bathroom incorporating a bath with mains shower over, a pedestal wash basin and closed couple WC. There is an obscure glazed timber window to the rear elevation, a light fitting to the ceiling, a central heated towel radiator and tiled flooring.

## SHOWER ROOM 3.22m (10' 7") x 1.55m (5' 1")

A fully tiled shower room provides a mains shower enclosure, a vanity wash basin with storage beneath and a closed couple WC. There is an obscure glazed timber framed window to the rear elevation, a chrome central heated towel rail, a light fitting to the ceiling, a shelved built-in cupboard and tiled flooring.

## SECOND FLOOR BEDROOM FIVE 4.10m (13' 5") x 3.19m (10' 6")

Accessed via a second staircase. This double bedroom has a built in storage cupboard, two pendant lights and beams to the ceiling, a timber sash window to the front elevation, a central heating radiator and carpeted flooring.

## ATTIC ROOM/BEDROOM SIX 5.03m (16' 6") x 3.31m (10' 10")

A fold down ladder from the main landing provides access to this additional room on the second floor. There is a timber sash window to the front elevation, wall lighting, a central heating radiator and carpeted floor.

## STORE ROOM 3.39m (11' 1") x 2.68m (8' 10")

Located off the attic room/bedroom six having a light fitting and timber sash window to the front aspect.

## OUTSIDE

Access the rear garden via the shared access passage to secure iron gates that open to the rear split level outside space. The lower level is a block paved courtyard having multiple power points an outbuilding and brick workshop with up and over garage door, window and fitted with electric and lighting. The upper level is laid to lawn. There is outside lighting and a cold water tap.

## FIXTURES AND FITTINGS

Any integrated appliances, light fittings and floor coverings are to be included within the sale of the property.

## SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property. The gas central heating is provided by two combination boilers.

## COUNCIL TAX

The Council Tax Band for this property is Band D as confirmed by West Lindsey District.







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