

Buy. Sell. Rent. Let.



High Street, Caistor



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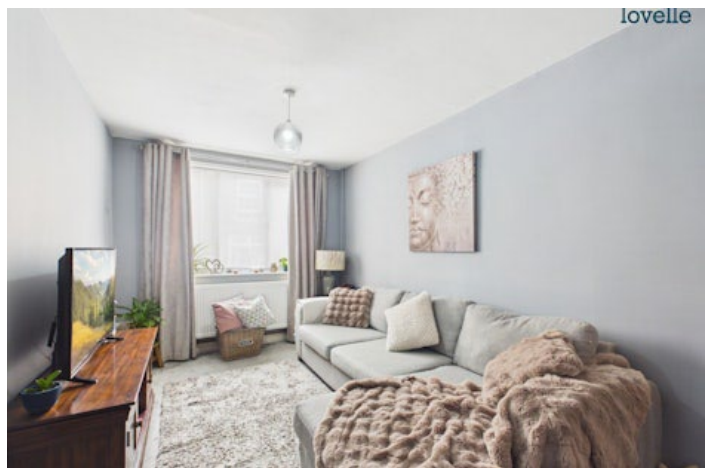
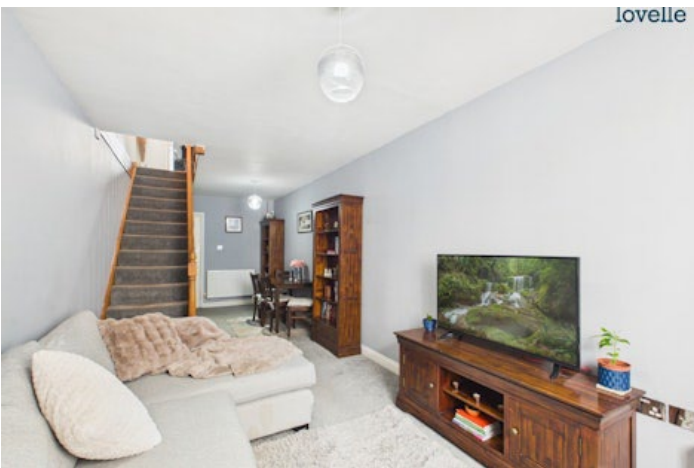
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£120,000



WELL PRESENTED MID TERRACE HOUSE within the popular town of Caistor and close to local amenities! Spacious accommodation comprising kitchen, lounge diner, 2 bedrooms and bathroom. Low maintenance rear garden.

VIEWING ADVISED TO FULLY APPRECIATE

Key Features

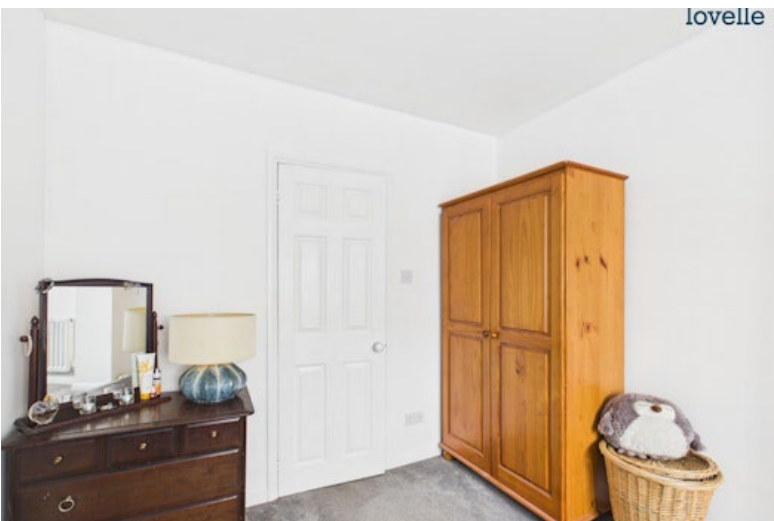
- Mid Terraced House
- Deceivingly Spacious
- Popular Town Location
- Close to Local Amenities
- Kitchen, Lounge Diner
- 2 Bedrooms & Bathroom
- EPC rating TBC
- Tenure: Freehold



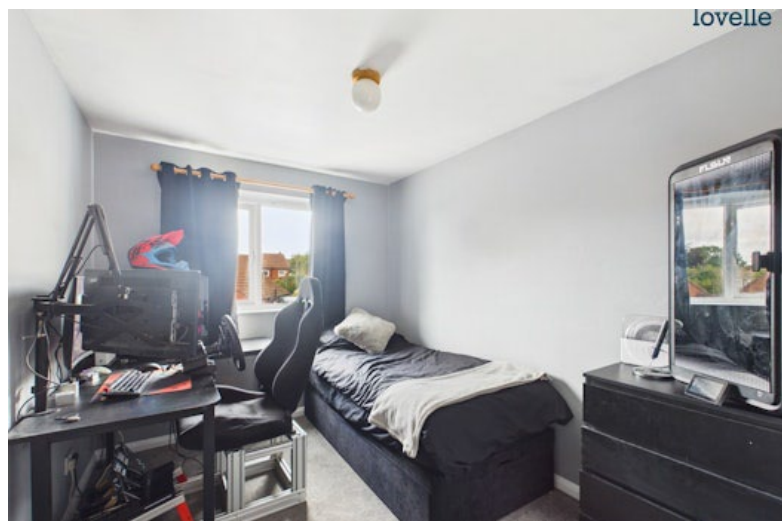
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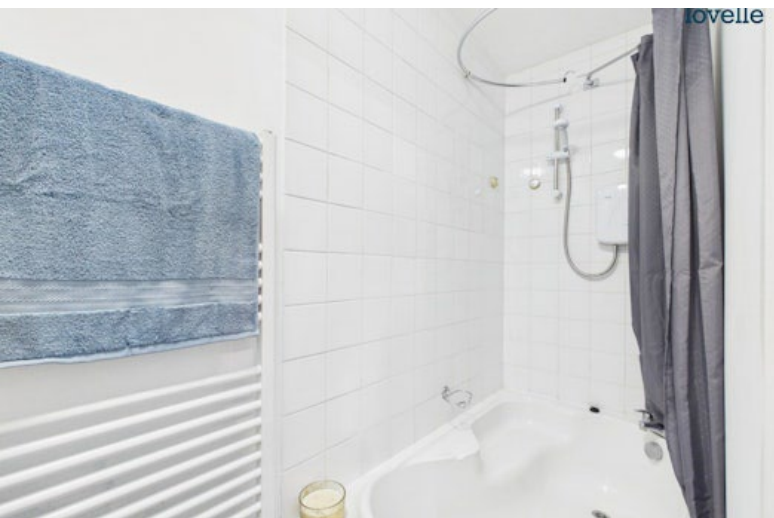
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Situation

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.

Kitchen

2.36m x 3.58m (7'8" x 11'8")

uPVC entrance door, a range of fitted wall and base units, space and plumbing for a washing machine, stainless steel sink unit, electric oven, 4 ring hob, integrated fridge freezer, laminate flooring, tiled splash backs and double glazed window to rear aspect.

Lounge Diner

2.66m x 7.88m (8'8" x 25'11")

double glazed window to front aspect, 2 radiators, stairs to first floor accommodation and storage cupboard under

Landing

1.68m x 3.48m (5'6" x 11'5")

roof void access, with ladder and light providing ample storage or potential for further development STP

Bedroom 1

2.71m x 4.2m (8'11" x 13'10")

double glazed window to front aspect and radiator

Bedroom 2

2.39m x 3.02m (7'10" x 9'11")

double glazed window to rear aspect, radiator, fitted wardrobes and roof void access

Bathroom

0.92m x 3.46m (3'0" x 11'5")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, tiled splash backs, tiled flooring and heated towel rail.

Gardens

well maintained rear garden being mostly laid to gravel

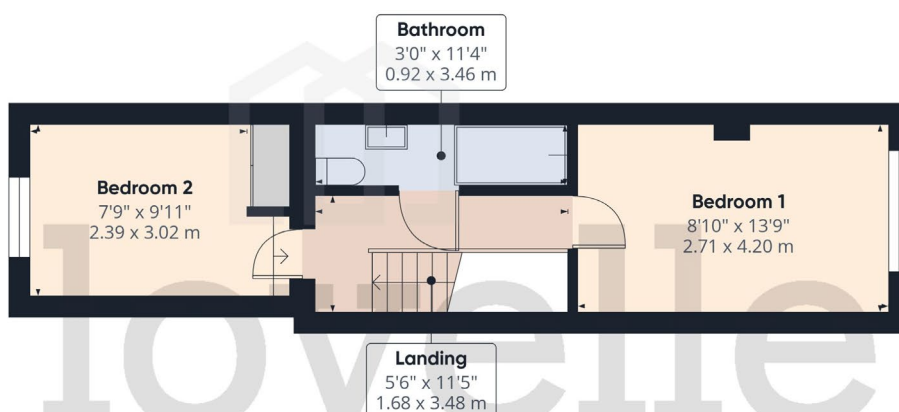
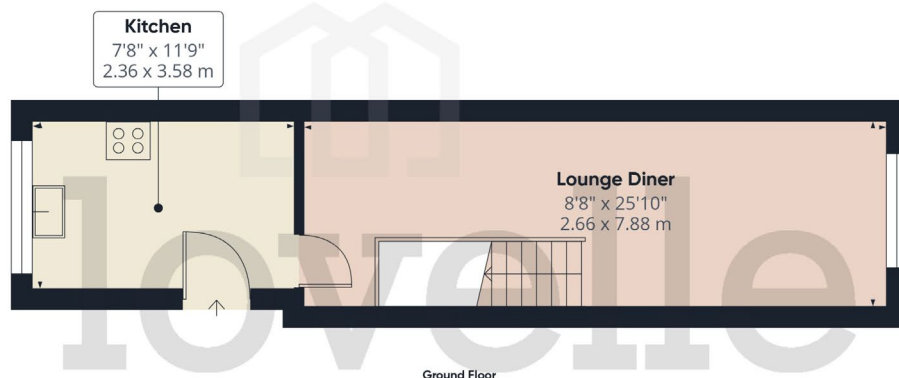
Parking

although the property doesnt come with parking, the current owner has an agreement with Acis to provide a parking space. It would be any buyers responsibility to enquire about the potential of this agreement continuing.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

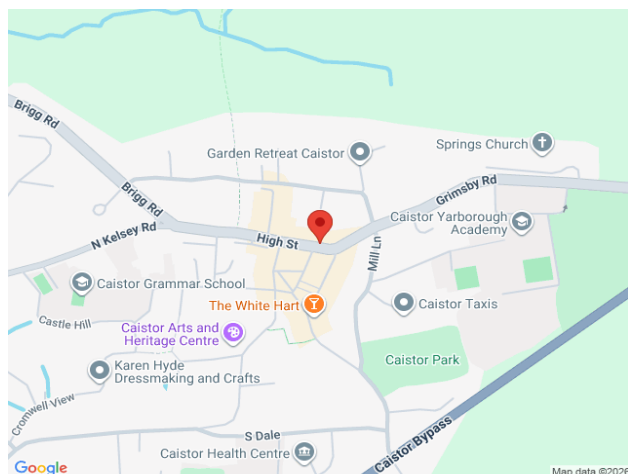
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Approximate total area[®]
600 ft²
55.8 m²

(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.



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