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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

6 High Street
Caistor
LN7 6TX

Offers in the Region Of £235,000

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Property Description
Set within the sought-after market town of Caistor, this spacious and highly versatile three bedroom mid terrace home offers generous accommodation, a flexible layout and excellent outdoor space, making it a fantastic choice for modern family living. From the moment you step inside, the property offers a welcoming sense of space, with well proportioned rooms arranged over two floors and plenty of flexibility to adapt the accommodation to suit your lifestyle. Whether you're looking for comfortable family living, additional space to work from home or room to accommodate guests, this property has plenty to offer. The accommodation includes a welcoming entrance, generous living room, well-appointed kitchen, separate dining room and an additional fourth bedroom/sitting room, providing an impressive degree of flexibility. Upstairs are three comfortable bedrooms, including a principal bedroom with its own en suite, together with a family bathroom. Outside, the property continues to impress with a low-maintenance rear garden and useful outbuilding, creating an ideal space for relaxing or entertaining. To the side, there is the added benefit of a garage and private parking, a particularly valuable feature for a property of this type. The location is equally appealing. Caistor offers a wonderful blend of traditional market-town character, local amenities and easy access to the beautiful Lincolnshire countryside. With schools, shops and everyday facilities close by, alongside excellent connections to the surrounding area, this is a home that combines convenience with a more relaxed pace of life.

Lounge
12' 11" x 13' 0" (3.93m x 3.96m)
A generous and inviting lounge providing an excellent space for relaxing and entertaining, with plenty of room for comfortable seating and a range of furniture. A versatile reception room with a welcoming feel.

Dining Room
12' 11" x 13' 7" (3.93m x 4.14m)
A well proportioned dining room offering an ideal setting for family meals and entertaining guests. The generous space provides flexibility for a large dining table and additional furniture, creating a sociable hub within the home.

Bedroom four/sitting room
14' 5" x 11' 2" (4.39m x 3.40m)
A particularly versatile room offering excellent flexibility to suit individual needs. Currently ideal as a fourth bedroom or additional sitting room, it could equally lend itself to a home office, playroom, hobby room or guest accommodation.

Kitchen
10' 8" x 14' 5" (3.25m x 4.39m)
A bright and practical kitchen offering a good range of fitted units, generous worktop space and ample room for everyday cooking and preparation. A useful and sociable space with plenty of potential for modern family living.

Bedroom 1
14' 7" x 14' 8" (4.44m x 4.47m)
This spacious bedroom boasts carpeted flooring, radiator, en-suite, fitted wardrobes and window to the front elevation.

En-suite

A private and conveniently positioned en-suite serving the principal bedroom, providing a practical and stylish additional facility with a shower, wash hand basin and WC.

Bedroom 2
12' 10" x 13' 4" (3.91m x 4.06m)
Bedroom two briefly comprises of carpeted flooring, radiator, fitted wardrobes and window to the front elevation.

Bedroom 3
12' 2" x 12' 11" (3.71m x 3.93m)
Bedroom three briefly comprises of laminate flooring, radiator, fitted wardrobes and window to the rear elevation.

Bathroom
7' 11" x 11' 11" (2.41m x 3.63m)
A well-presented family bathroom, thoughtfully arranged with a suite comprising bath, wash hand basin and WC. A bright and functional space, ideal for relaxing and catering for the needs of a busy household.

Externally
Outside, the property continues to impress with a low-maintenance rear garden and useful outbuilding, creating an ideal space for relaxing or entertaining. To the side, there is the added benefit of a garage and private parking, a particularly valuable feature for a property of this type.

Tenure
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Viewings
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information
Band B: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

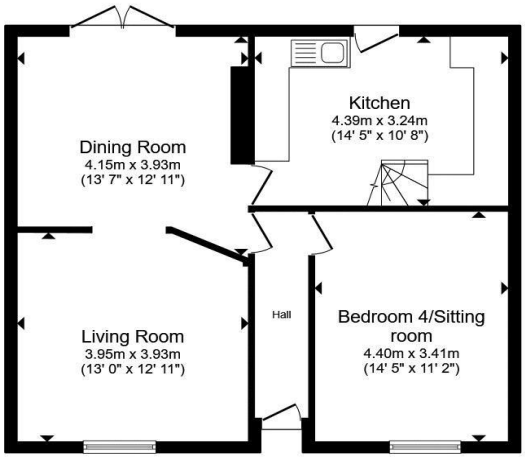
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

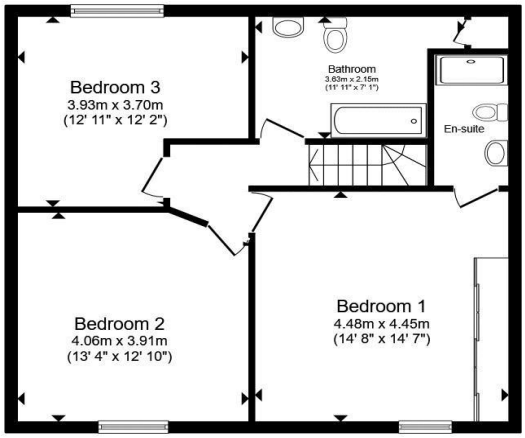
Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

OPEN 7 DAYS A WEEK

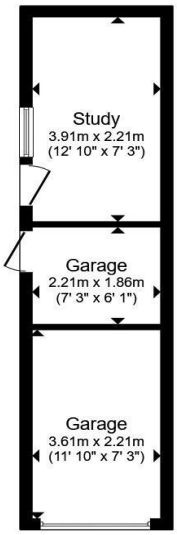
Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)



Ground Floor



First Floor



Outbuilding

Total floor area 143.5 m² (1,545 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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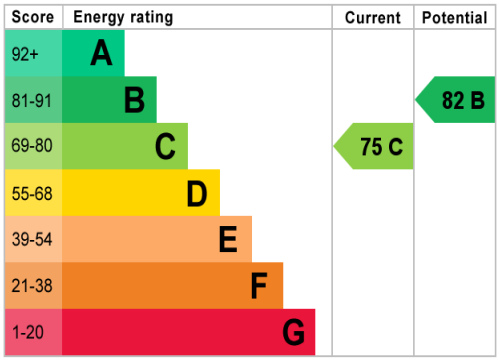

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MS/SEQ/8768/08.26