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Owl House (Previously Rivendale the Danes)
North Kelsey Road
Caistor
LN7 6SF

Offers in the Region Of £525,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: cleethorpes@croftsestateagents.co.uk
Email: Immingham : immingham@croftsestateagents.co.uk
Email: Louth : louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk









Property Description
Set within an impressive private plot of approximately 1 acre of an acre, this spacious and versatile detached family home offers an exceptional combination of generous living accommodation, extensive gardens and a fantastic self-contained annex. Situated just outside the highly sought-after market town of Caistor, this property provides the perfect blend of peaceful countryside living and convenient access to a wealth of local amenities. Caistor offers an excellent range of facilities, including shops, post office and more, while the property also benefits from being within the catchment area of the highly regarded Caistor Grammar School. The main residence welcomes you with a spacious entrance hall leading to a comfortable lounge, separate dining room, well equipped kitchen and convenient ground floor W.C. Upstairs, there are three generous double bedrooms, all benefiting from fitted wardrobes and served by a stylish four-piece family bathroom. The impressive master bedroom further benefits from a modern en-suite, creating a comfortable and private retreat. Adding incredible flexibility to the property, the annex provides its own independent living space and comprises a spacious lounge/diner, contemporary kitchen, two double bedrooms and a modern shower room. Perfect for extended family, guests, dependent relatives or those looking for additional accommodation, the annex significantly enhances the versatility of this impressive home. Externally, the property truly comes into its own. Occupying a substantial and private plot of approximately 1 acre, the property is accessed via a secure timber gate opening onto a pebbled driveway, providing ample off-road parking and leading to a large detached garage/workshop. The front gardens are predominantly laid to lawn and enhanced by a wonderful selection of mature trees, creating a private and established setting. To the rear, a paved patio provides the perfect space for outdoor entertaining and alfresco dining, opening onto an extensive lawned garden complete with a pond, mature trees and a selection of useful outbuildings. With its generous accommodation, substantial grounds, excellent location and highly versatile annex, this is a truly exciting opportunity for those seeking a spacious family home with plenty of potential.

Lounge
13' 11" x 15' 1" (4.24m x 4.59m)
Neutrally decorated, this well proportioned room benefits from carpeted flooring, radiator and uPVC window.

Dining Room
12' 0" x 13' 11" (3.65m x 4.24m)

Kitchen
9' 10" x 16' 1" (2.99m x 4.90m)
A charming traditional kitchen offering a warm and welcoming feel, with classic cabinetry, ample storage and practical worktop space. The room combines timeless character with modern functionality, creating a comfortable and versatile space ideal for both everyday living and entertaining.

Bedroom 1
11' 11" x 13' 11" (3.63m x 4.24m)
This spacious bedroom boasts laminate flooring, neutral decor, radiator, en-suite, built in wardrobes and uPVC window.

En-suite
4' 4" x 4' 8" (1.32m x 1.42m)

Bedroom 2
13' 10" x 13' 11" (4.21m x 4.24m)

Currently occupied as a home office, this room comprises of carpeted flooring, tasteful decor and uPVC window.

Bathroom
6' 7" x 9' 1" (2.01m x 2.77m)
A well appointed four piece bathroom suite comprising a corner bath, separate shower, wash hand basin and WC. A bright and practical space, offering excellent functionality for modern family living.

Annexe Lounge
11' 11" x 18' 1" (3.63m x 5.51m)
Benefitting from carpeted flooring, radiator, stylish decor and uPVC window.

Annexe Kitchen
8' 0" x 12' 1" (2.44m x 3.68m)
Benefitting from a mixture of base and wall mounted units, integral oven with hob above, belfast sink, tiled flooring and uPVC window.

Annexe Bedroom 1
9' 6" x 15' 3" (2.89m x 4.64m)
Briefly comprising of carpeted flooring, radiator and uPVC window.

Annexe Bedroom 2
7' 11" x 8' 5" (2.41m x 2.56m)
Briefly comprising of laminate flooring, radiator and uPVC window.

Annexe Shower room

A contemporary shower suite comprising a corner shower enclosure, wash hand basin and WC. Finished in a clean, modern style, offering a practical and stylish space for everyday use.

Externally

Externally, the property truly comes into its own. Occupying a substantial and private plot of approximately ¾ of an acre, the property is accessed via a secure timber gate opening onto a pebbled driveway, providing ample off-road parking and leading to a large detached garage/workshop. The front gardens are predominantly laid to lawn and enhanced by a wonderful selection of mature trees, creating a private and established setting. To the rear, a paved patio provides the perfect space for outdoor entertaining and alfresco dining, opening onto an extensive lawned garden complete with a pond, mature trees and a selection of useful outbuildings. With its generous accommodation, substantial grounds, excellent location and highly versatile annex, this is a truly exciting opportunity for those seeking a spacious family home with plenty of potential.













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 E: 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.

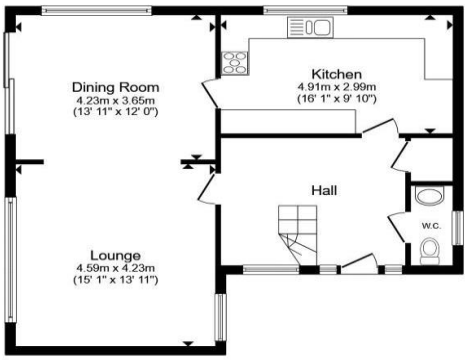
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

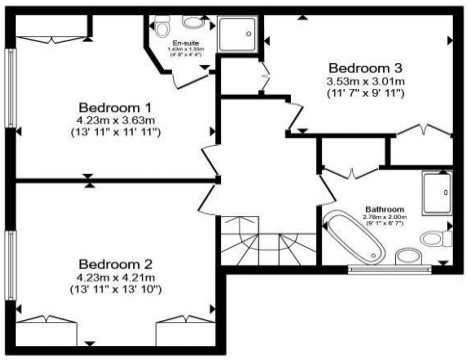
Free Valuations
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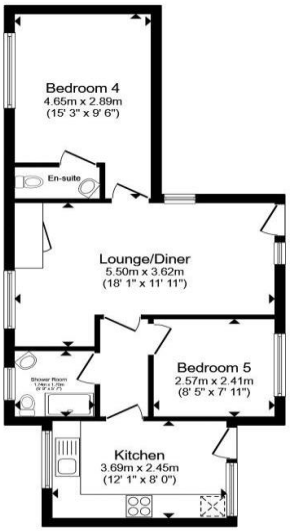
Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.









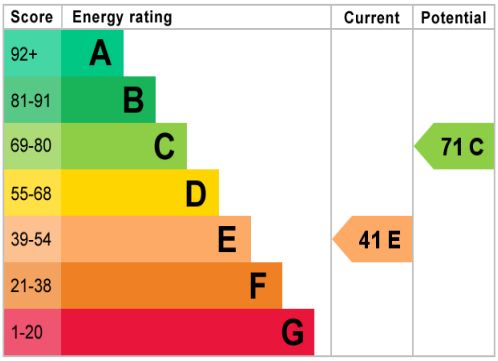


Ground Floor **First Floor** **Annex**

Total floor area 186.5 m² (2,007 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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