

Buy. Sell. Rent. Let.

lovelle



Church Street, Caistor



2



1



1

When it comes to
property it must b


lovelle



£155,000



TRADITIONAL GRADE II LISTED COTTAGE, in popular Town location, close to local amenities. Spacious and well presented accommodation comprising lounge, kitchen diner, 2 double bedrooms and bathroom over 3 storeys. With rear courtyard and outbuilding.

NO ONWARD CHAIN

Key Features

- Traditional Grade II Listed Cottage
- 3 Storey Terraced Home
- Popular Town Location
- Spacious Accommodation
- Well Presented Throughout
- Lounge, Kitchen Diner
- EPC rating D
- Tenure: Freehold



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



Situation

Caistor is a delightful Georgian market town in North Lincolnshire with a history dating back to Roman times and beyond. Town life revolves around the market square, which features over 50 Victorian and Georgian Grade II listed buildings. Families will be spoilt for choice, as Caistor is served by a number of excellent schools including Caistor Grammar School, one of the most respected in the country. There is an impressive number of traditional pubs and restaurants around the town. The Lincolnshire Wolds, which has been classified as an Area of Natural Beauty (AONB), offers a variety of outdoor pursuits. The property is ideally situated between the busy towns of Grimsby and Scunthorpe. For those looking to travel further afield, Humberside Airport is 7 miles from Caistor, and the Port of Immingham is 13 miles away.

Lounge

3.63m x 3.68m (11'11" x 12'1")

timber entrance door, double glazed window to front aspect, radiator, laminate flooring and feature fireplace

Kitchen Diner

2.58m x 2.97m (8'6" x 9'8")

a range of fitted wall and base units, foldable dining table / breakfast bar, space for under counter fridge, electric oven, 4 ring hob, stainless steel sink unit, laminate flooring, pantry cupboard, stairs to first floor accommodation, double glazed window to rear aspect and uPVC rear entrance door

Landing

2.58m x 1.03m (8'6" x 3'5")

double glazed window to rear aspect, radiator and stairs to second floor accommodation

Bedroom 1

3.64m x 3.14m (11'11" x 10'4")

double glazed window to front aspect, radiator and fitted wardrobes

Bathroom

2.59m x 1.87m (8'6" x 6'1")

3 piece suite comprising low level WC, pedestal hand wash basin, freestanding bath with mixer shower, splash backs, tiled flooring, radiator and double glazed window to rear aspect

Bedroom 2

3.95m x 3.23m (13'0" x 10'7")

double glazed window to rear aspect and radiator

Rear Courtyard

walled courtyard style garden to the rear of the property

Outbuilding

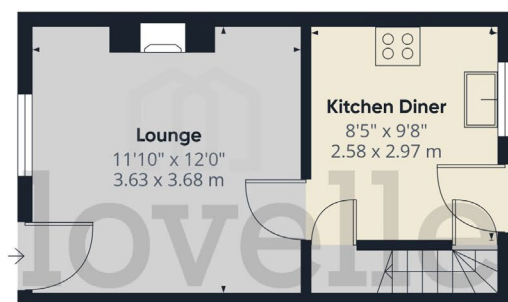
1.92m x 1.87m (6'4" x 6'1")

brick and pan tiled outbuilding with lighting, power, space for freezer and space and plumbing for washing machine

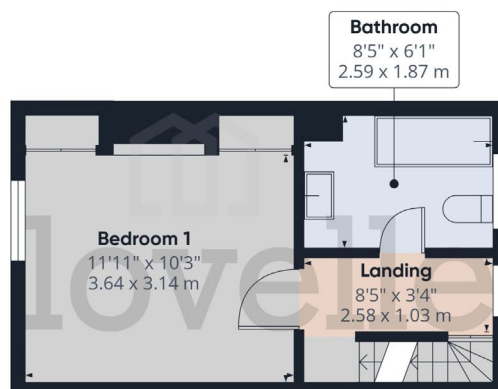
Agents Notes

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.

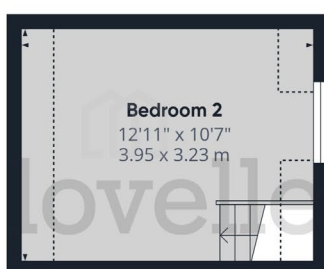
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



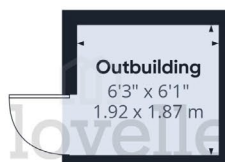
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

630 ft²
58.6 m²

Reduced headroom

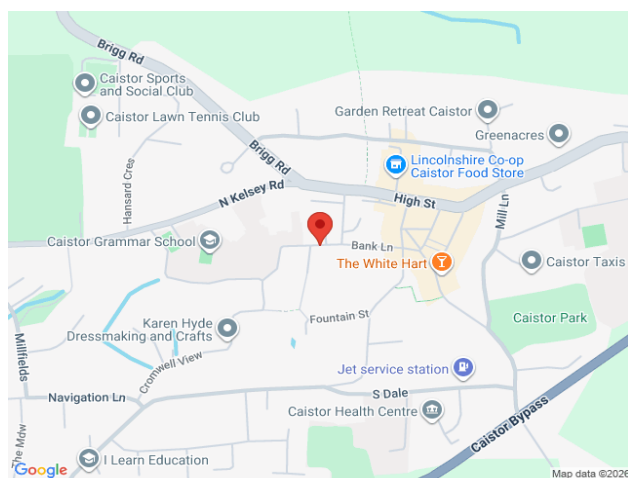
22 ft²
2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

When it comes to **property**
it must be



01673 844069

marketrasen@lovelle.co.uk