40 South Street, Caistor

£360,000

NEWTON FALLOWELL

40 South Street

Caistor, Market Rasen

Elegant four-bedroom period home over three storeys with vaulted family room, private parking, landscaped garden, and town centre location. Versatile living, ideal for families.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 3 storey period, family home of gentle charm
- Stunning views and enclosed gardens.
- Stunning, vaulted family room.
- Traditional kitchen, dining room and snug.
- Parking to the rear.
- Town centre location.
- council Tax band C

Reception Hall
10' 2" x 7' 8" (3.11m x 2.34m)
Affording a generous welcome, this rear facing hall includes a practical tiled floor, return stair with cupboard under and additional cupboard housing the gas fired boiler.

Kitchen
12' 4" x 10' 4" (3.77m x 3.15m)
A space offering both the practical and the social with views across Caistor and fitted with an excellent range of high and low painted cabinets with varnished timber work tops, fitted oven and hob and tiled floor. in addition to allowing access to the Sitting room the kitchen also opens to the raised dining area to create a combined space ideal for both relaxed entertaining and more formal family gatherings.

Dining Room
13' 2" x 12' 4" (4.01m x 3.75m)
The most traditional room in the home centred on the brick built fireplace and inset stove and including exposed floorboards, forward facing sash window, beamed ceiling which contribute to it's relaxed charm.

Snug
12' 11" x 11' 2" (3.93m x 3.40m)
Ideal for quiet time this forward facing room maintains the traditional feel with sash window, timber floor boards, ceiling beam and fitted bookshelves.

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Sitting Room
17' 3" x 12' 8" (5.25m x 3.85m)
Defined by light this unique space is the embodiment of year round family relaxation. To step down into this superb room with its' 4.5m high vaulted ceiling and full width double glazed sliding doors framing the views to the garden and beyond, is to enter a world of gentle elegance and easy enjoyment warmed by the log burning stove.

Landing
A distinctive, two tier landing allowing access to 2 double bedrooms, shower room, bathroom and 2nd floor.

Shower Room
8' 10" x 5' 9" (2.70m x 1.74m)
Appointed with a traditional suite in white to include a close coupled wc, pedestal wash hand basin, glazed and tiled shower enclosure, part panelled walls and vertical radiator.

Bathroom
12' 1" x 10' 1" (3.68m x 3.08m)
Sophisticated relaxation personified with its traditional white suite complimented by calming decor including painted floor boards.

Bedroom 1
13' 0" x 11' 0" (3.96m x 3.35m)
A peaceful, forward facing retreat with sash window and built in wardrobe.

Bedroom 2
12' 7" x 10' 9" (3.84m x 3.28m)
A further, beautifully lit double room with fitted wardrobe.

2nd Floor

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2nd Floor

Bedroom 3
12' 11" x 12' 7" (3.93m x 3.83m)
Ideal as an elegant, double guest room with fitted wardrobe.

Bedroom 4
13' 1" x 9' 10" (3.98m x 2.99m)
The final double room is a well lit space ideal for the older child.

G**arden**

Occupying a prominent position, convenient for the town centre, the home enjoys vehicle access via a high rounded arch which opens to a rear courtyard shared with the neighbour. There is ample family parking together with a single carport. The enclosed landscaped rear gardens are a true delight and are best viewed from the Sitting room terrace - the ideal place to relax after an afternoons' pottering. The garden itself includes a terraced lawn with raised vegetable beds, mature shrub planting and a summer house and greenhouse. A useful brick Store/Office (requires updating) completes the home.

BUYERS AML FEES AND PRE-PURCHASE CHECKS are required by law to conduct anti-money laundering checks on all those buying a property. These searches are outsourced to a partner supplier HIPLA who will contact you once you have had an offer accepted on a property you wish to buy. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which may be required. A fee of £25 + VAT per purchaser will need to be paid by you in advance of the office issuing a memorandum of sale. We will receive a portion of the fee to cover the administration of this process. We will also require proof of fund availability to purchase the property prior to issuing a memorandum of sale.

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