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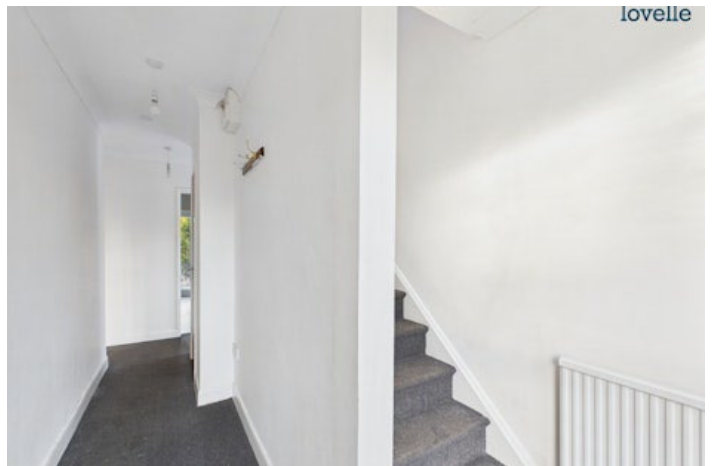


South Dale, Caistor



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£225,000



AN EXCITING PROJECT WITH POTENTIAL BUILDING PLOT (STP). This spacious home sitting on approximately a 0.5 acre plot giving an abundance of potential for further development. Comprising entrance hall, WC, lounge, dining room, kitchen, 3 bedrooms & bathroom. With Gardens, Garage & driveway. Viewing advised to fully appreciate with NO ONWARD CHAIN

Key Features

- Exciting Project! Lots of Potential
- Detached Family Home
- Spacious Accommodation
- Approx 0.5 Acre Plot
- Entrance Hall, WC, Kitchen
- Lounge, Dining Room
- EPC rating D
- Tenure: Freehold

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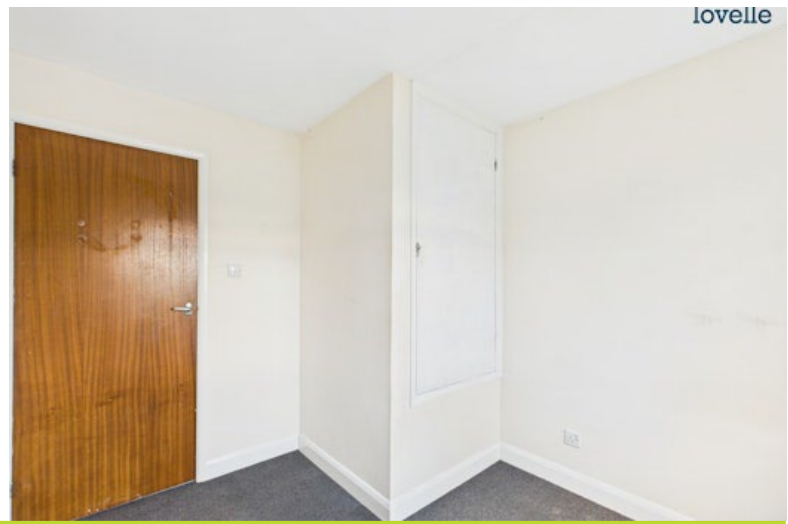
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Situation

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.

Entrance Hall

2m x 4.19m (6'7" x 13'8")

double glazed entrance door with adjoining side screen, 2 radiators, stairs to first floor accommodation and uPVC side entrance door

Lounge

3.78m x 4.51m (12'5" x 14'10")

double glazed window to front aspect, radiator and feature fire place

Dining Room

2.85m x 3.04m (9'5" x 10'0")

double glazed window to rear aspect and radiator

Kitchen

2.97m x 3.32m (9'8" x 10'11")

a range of fitted wall and base units, breakfast bar, stainless steel sink unit, space and plumbing for washing machine, electric oven, 4 ring gas hob, tiled splash backs, vinyl flooring, radiator and double glazed double doors to rear aspect

WC

1.13m x 0.97m (3'8" x 3'2")

low level WC, hand wash basin, tiled splash backs, tiled flooring, radiator and double glazed window to side aspect

Landing

2.55m x 2.62m (8'5" x 8'7")

double glazed window to side aspect, roof void access and airing cupboard housing hot water cylinder

Bedroom 1

3.28m x 3.77m (10'10" x 12'5")

double glazed window to front aspect, radiator and a range of fitted furniture

Bedroom 2

3.22m x 3m (10'7" x 9'10")

double glazed window to rear aspect, radiator and fitted wardrobes

Bedroom 3

2.57m x 2.77m (8'5" x 9'1")

double glazed window to front aspect, radiator and fitted storage

Bathroom

2.56m x 2.02m (8'5" x 6'7")

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, tiled splash backs, laminate flooring, radiator and double glazed window to rear aspect

Gardens

occupying a generous plot of 0.5 acre, being mostly laid to lawn with mature trees and shrubs

Garage

2.93m x 8.95m (9'7" x 29'5")

up and over door, power, lighting, double glazed windows and side entrance doors

Driveway

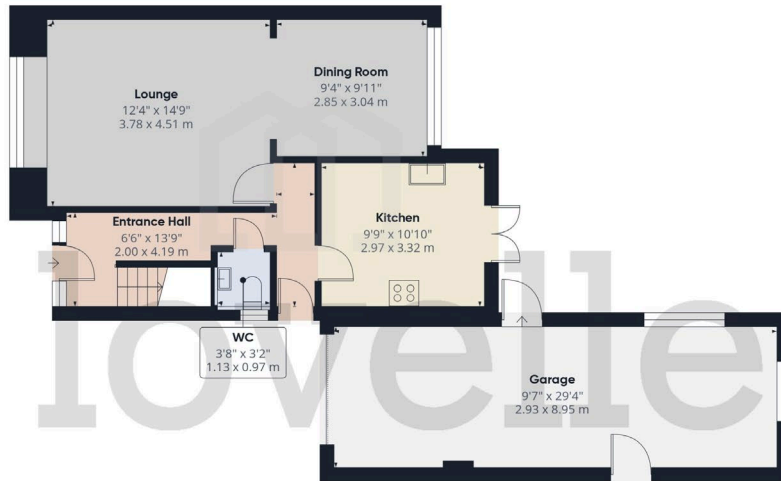
concrete driveway providing ample off road parking for a number vehicles

Agents Notes

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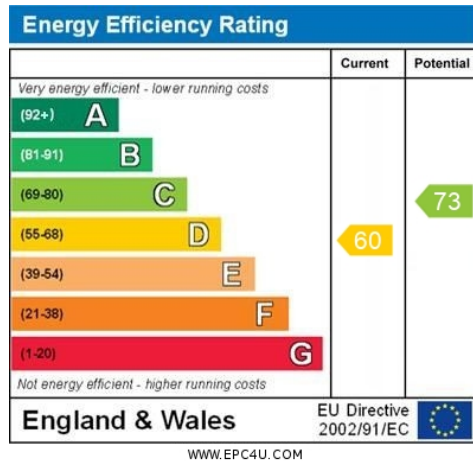
Ground Floor



Approximate total area^m
1239 ft²
115 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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