

***OLD LINCOLN ROAD,
CAYTHORPE, NG32 3DW***



£185,000

With the advantage of No Chain and located in the centre of this popular village, a Two Bedroom Detached House with Double Glazing, Solar Panels with battery storage and Modern Electric Heating. The property is within walking distance of the many amenities of the village and is in a tucked away, non estate setting. The full accommodation comprises Open Plan Living Room/Kitchen with French doors to the garden, Lounge, Two Bedrooms and Ground Floor Shower Room. Outside there is a fully enclosed, low maintenance garden and early viewing is highly recommended.

Directions:

Travelling from Sleaford on the A17 towards Newark, at Byard's leap turn left onto the B6403 and turn right towards Caythorpe. Follow the road passing the PGL College and proceed down a hill and at the crossroads, continue straight ahead into the village. Turn left into Old Lincoln Road and the property is located on the right hand side as indicated by our 'For Sale' board. There is only pedestrian access to this property from this direction with further pedestrian access to the High Street.

An entrance door provides access to the:

Open Plan Living Room/Kitchen: 6.50m (21'4") x 3.38m (11'1")

Having wall and base units with worktop over, ceramic hob with cooker hood over, built-in oven, single bowl single drainer inset sink with monobloc tap, plumbing for washing machine, tiled splashbacks, cupboard housing the electric boiler, French doors to the rear garden and Velux roof light.

Shower Room:

Having corner shower cubicle, low level w.c, pedestal hand washbasin, extractor fan, tiled splashbacks and white towel radiator.

Lounge: 3.40m (11'2") x 2.87m (9'5")

Having two windows, radiator, plug-in electric heater and battery storage.

Stairs provide access to the first floor landing having plug-in electric heater.

Bedroom 1: 3.40m (11'2") x 2.46m (8'1")

Having radiator.

Bedroom 2: 3.07m (10'1") x 2.44m (8'0")

Having radiator.

Outside:

Gates provide access to the Rear Garden which is laid to gravel for ease of maintenance and a Shed is included. A cold water tap is also fitted.

Council Tax Band B.



Open Plan Living Rm/Kitchen



Further Aspect



Shower Room



Bedroom 1



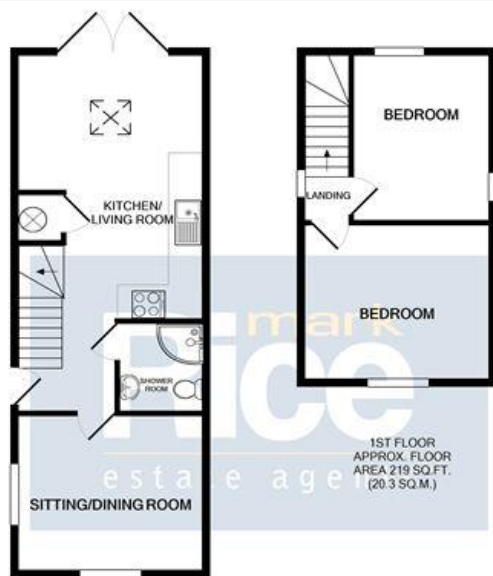
Bedroom 2



Rear Garden



Further Garden Aspect



GROUND FLOOR
APPROX. FLOOR
AREA 345 SQ.FT.
(32.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 563 SQ.FT. (52.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		99
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agent's Note: *These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

Fixtures & Fittings: *Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

Money Laundering Regulations 2003: *We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 06/10/2026

Viewing Strictly by Appointment With Mark Rice Estate Agents
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