West Paradise Cottage, Church Folly

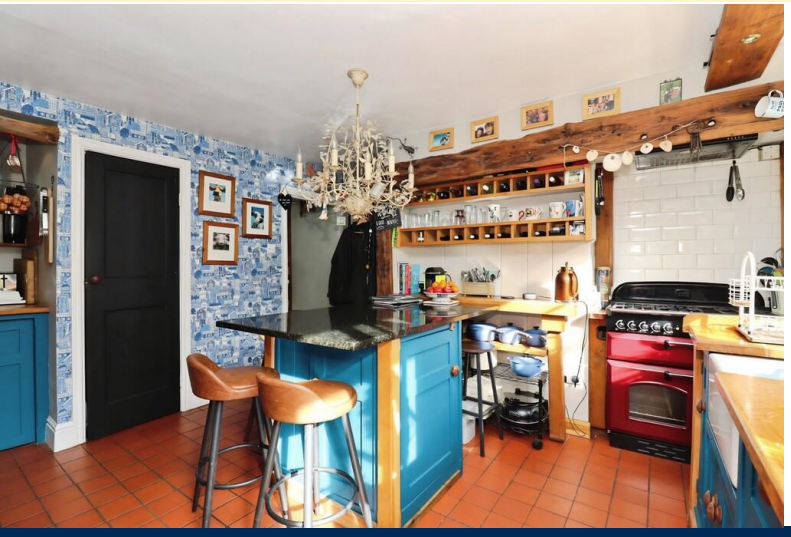
Caistor, LN7 6UG

Book a Viewing!

Offers over £300,000

West Paradise Cottage is a superb Three Bedroom Semi-Detached House, believed to date back to the 18th Century, occupying a rarely available position within the historic Lincolnshire market town of Caistor. This Grade II Listed house is full of character and individuality, with a wealth of period features retained throughout and an attractive outlook overlooking the church.

Deceptively spacious, the accommodation is arranged over three floors and combines traditional character with practical living space. Exposed wooden beams, feature fireplaces, secondary glazing, wooden flooring and original style detailing feature throughout, creating a home with a genuine sense of history and charm. The property offers a particularly interesting layout, with the kitchen and dining room on the ground floor, living room, bedroom and bathroom on the first floor, and two further bedrooms together with an additional bathroom on the second floor.



West Paradise Cottage, Church Folly, Caistor LN7 6UG

LOCATION
Caistor is a historic market town situated on the western edge of the Lincolnshire Wolds, offering a good range of local shops, cafés, public houses and everyday amenities. The town is surrounded by attractive countryside, with excellent opportunities for walking and outdoor pursuits, while road links provide access towards Lincoln, Grimsby and the wider Lincolnshire area.

ACCOMMODATION

KITCHEN
16' 2" x 14' (4.93m x 4.27m) With tiled flooring, base units with wooden worktops over and integrated Belfast sink , freestanding island, space for a range style cooker with extractor fan over and built-in storage with stair storage/ladder unit. Windows to the side and front elevations and external door to the front elevation.

DINING ROOM
16' 2" x 13' 3" (4.93m x 4.04m) With wooden flooring, radiator, two windows to the front elevation, working feature fireplace and exposed wooden beams.

FIRST FLOOR LANDING
With doors off and stairs rising to the second floor.

LIVING ROOM
16' 9" x 13' 1" (5.11m x 3.99m) With radiator, feature fireplace and window with secondary glazing to the front elevation.

BEDROOM 3
8' 10" x 13' 3" (2.69m x 4.04m) With radiator and window to the front elevation.

BATHROOM
7' 3" x 8' 6" (2.21m x 2.59m) With wooden flooring, radiator, low level WC, wash hand basin, integrated corner bath with dual taps and overhead shower, tiled walls, window to the side elevation, built-in cupboard space and exposed wooden beams.

SECOND FLOOR LANDING
With access to the roof space and doors off.

BEDROOM 1
14' 2" x 13' 3" (4.32m x 4.04m) With radiator, built-in wardrobes and window with secondary glazing to the front elevation.

BEDROOM 2
10' 2" x 13' 6" (3.1m x 4.11m) With radiator, windows to the front elevation, built-in wardrobe space and exposed wooden beams.

BATHROOM
6' 7" x 8' 10" (2.01m x 2.69m) With wooden flooring, low level WC, wash hand basin and freestanding rolltop bath with dual taps, wooden panelling throughout and exposed wooden beams.

OUTISDE
The property benefits from a south facing garden with a spacious, well maintained lawn, surrounding flowerbeds, mature shrubs and trees, a garden shed, brick-built outhouse, spacious paved patio and a brick-built pizza oven, providing a characterful and useful outdoor space for relaxing and entertaining.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – Exempt

COUNCIL TAX BAND – C (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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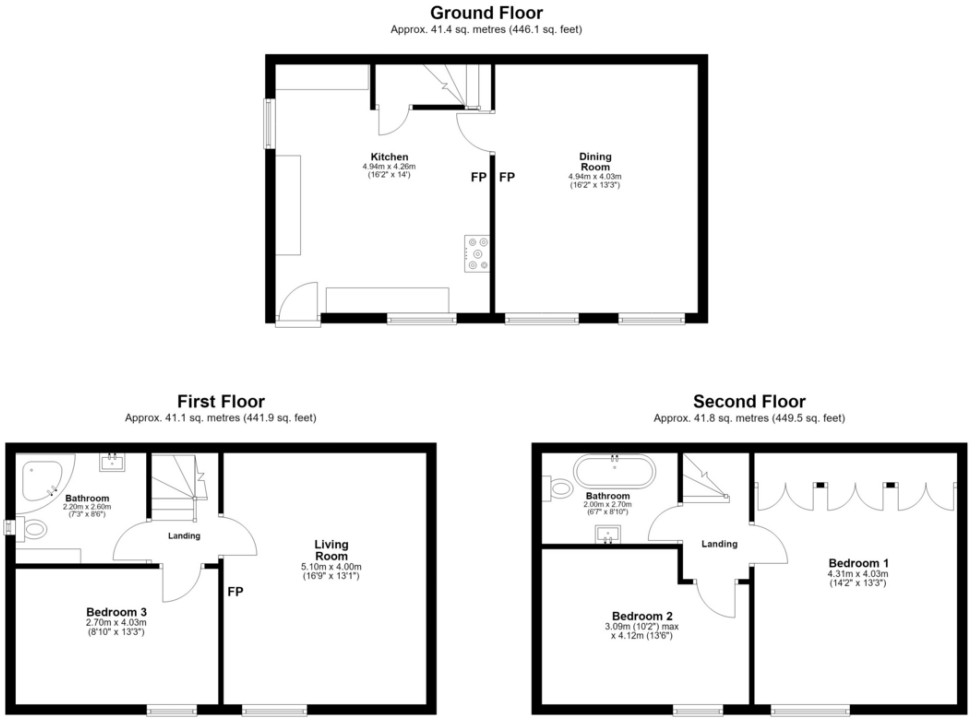

Total area: approx. 124.3 sq. metres (1337.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.

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The Property Ombudsman