

Buy. Sell. Rent. Let.



Millfields, Caistor



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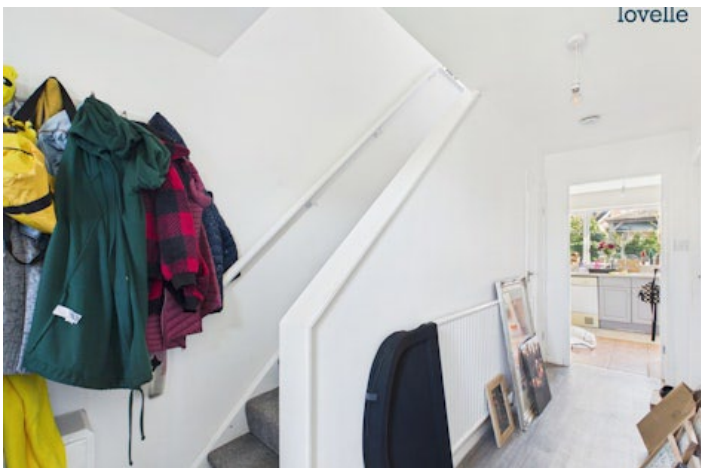
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When it comes to
property it must be


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£198,000



SPACIOUS SEMI DETACHED HOUSE. Popular Town location, walking distance to amenities. Comprising entrance hall, WC, lounge, kitchen diner, 3 bedrooms and bathroom. Gardens front and rear, garage & driveway - NO ONWARD CHAIN

Key Features

- Semi Detached House
- Close to Local Amenities
- Spacious Accommodation
- Entrance Hall, WC
- Lounge, Kitchen Diner
- 3 Bedrooms & Bathroom
- EPC rating D
- Tenure: Freehold

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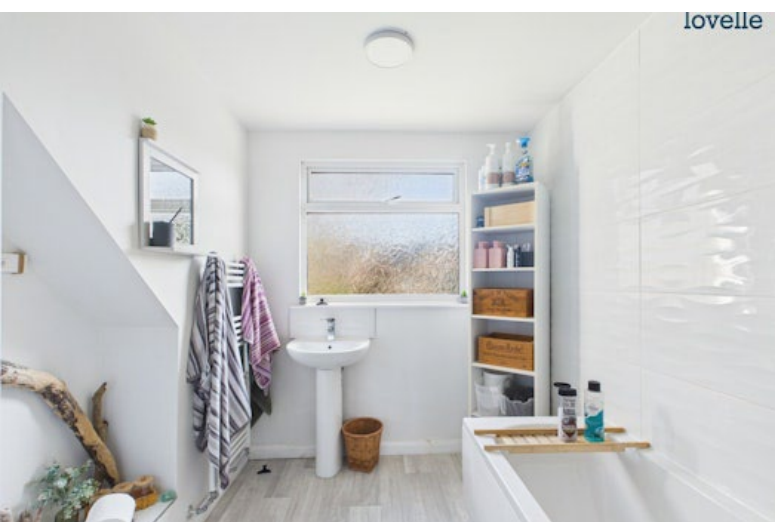
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Situation

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

2.01m x 4.35m (6'7" x 14'4")

uPVC entrance door with adjoining side screen, radiator, vinyl flooring and stairs to first floor accommodation

WC

0.8m x 1.72m (2'7" x 5'7")

low level WC, hand wash basin, tiled splash backs, vinyl flooring, recently fitted wall mounted gas boiler and double glazed window to side aspect

Lounge

3.84m x 4.35m (12'7" x 14'4")

double glazed window to front aspect and radiator

Kitchen Diner

5.98m x 2.83m (19'7" x 9'4")

a range of fitted wall and base units, recently fitted electric oven, 4 ring gas hob, space and plumbing for dishwasher, stainless steel sink unit, space and plumbing for washing machine, tiled splash backs, tiled flooring, radiator, 2 double glazed windows to rear aspect and uPVC rear entrance door

Landing

3.3m x 1.07m (10'10" x 3'6")

double glazed window to side aspect and roof void access

Bedroom 1

2.51m x 4.26m (8'2" x 14'0")

double glazed window to front aspect and radiator

Bedroom 2

3.47m x 2.41m (11'5" x 7'11")

double-glazed window to rear aspect and radiator

Bedroom 3

2.31m x 3.07m (7'7" x 10'1")

double glazed window to front aspect and radiator

Bathroom

1.98m x 2.41m (6'6" x 7'11")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, tiled splash backs, vinyl flooring, heated towel rail and double glazed window to rear aspect

Gardens

occupying a generous plot with gardens front and rear. Being mostly laid to lawn, with decking, paved patio and planted borders

Garage

2.91m x 5.91m (9'6" x 19'5")

up and over door, power, lighting and side entrance door

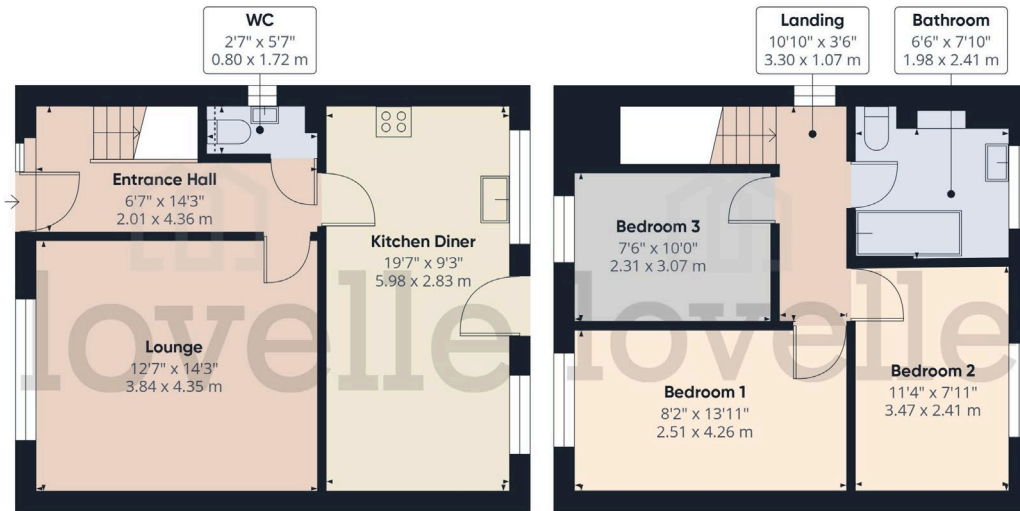
Driveway

concrete driveway providing ample off road parking for a number of vehicles

Agents Notes

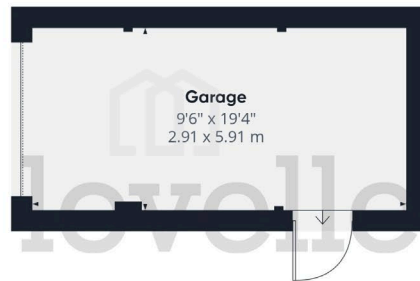
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Ground Floor Building 1

Floor 1 Building 1



Approximate total area⁽¹⁾

1026 ft²
95.4 m²

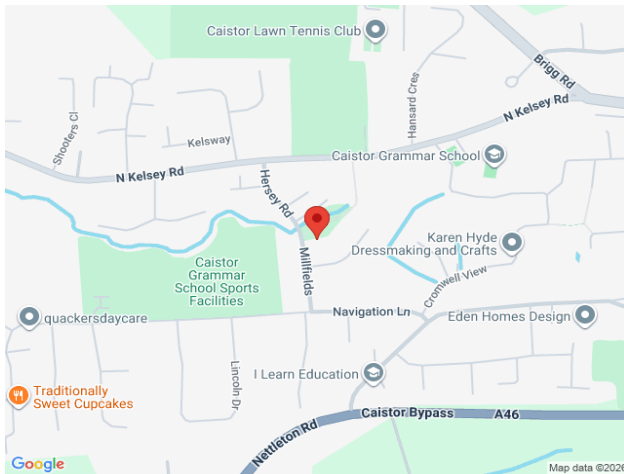
Reduced headroom

1 ft²
0.1 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		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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01673 844069

marketrasen@lovelle.co.uk