



11 Mill Lane, Caistor
£485,000

 **NEWTON**
FALLOWELL

11 Mill Lane

Caistor, Market Rasen

Quintessential south facing Georgian cottage in highly prized residential location. Refurbished from the roof down to an evident high standard for the owners own enjoyment. The Old House beautifully marries the traditional and the modern to create a home of intimate elegance and warm relaxation set in stunning, landscaped gardens and is offered with no upward chain

There is so much to love: from the flagged floor and beamed ceiling of the reception hall to the recently installed modern shower room and the sleek lines of the contemporary styled, triple aspect breakfast room there is obvious attention to detail which just feels so right.

The home is wonderfully suited to all seasons - the cosy intimacy of the snug with its log burning stove is balanced by the coolness of the principal lounge and the relaxed breakfast kitchen is complemented by a traditional dining room ideal for more formal or family celebrations. The practicalities of modern life are well catered for by a large utility room together with the 17'7 Garage/workshop.

Family and guests alike beautifully accommodated in the 3 first floor, double bedrooms which are served by both a modern shower room and large family bathroom with its superb carved pine wash stand.





The home comes alive in the stunning gardens, which have been transformed with the same loving care given to the house itself, and offers year round interest and colour together with a variety of seating areas including the side breakfast terrace and the raised stylish summer house which offers views across the entire grounds. Truly a gardeners' delight. This is, without doubt, a true turnkey home - a home that defines style.

Situated within the conservation area of the historic market town of Caistor the property is well placed to take advantage of the town amenities which include a much sought after Grammar School together with a supermarket, cafes, public houses, primary school and doctors. Caistor is the gateway to the Lincolnshire Wolds - an area designated as outstanding natural beauty - and the cathedral city of Lincoln is some 30 minutes drive away together with the M180 motorway network some 20 minutes distance.

- Refurbished turnkey home
- Outstanding gardens with terrace and summer house
- Triple aspect breakfast kitchen
- Cast iron stoves
- Modern shower room and family bathroom
- Sought after residential location
- EPC Rating TBC

Council Tax band: E

Tenure: Freehold

Reception Hall

15' 1" x 5' 9" (4.61m x 1.75m)

Breakfast Kitchen

20' 2" x 15' 7" (6.14m x 4.74m)
(maximum measurements)

Snug

13' 1" x 12' 10" (3.98m x 3.91m)





Dining Room

13' 3" x 12' 8" (4.04m x 3.87m)

Lounge

15' 0" x 15' 1" (4.57m x 4.61m)

Utility

11' 11" x 10' 7" (3.64m x 3.23m)

Landing

Bedroom 1

17' 11" x 14' 9" (5.45m x 4.49m)

Bedroom 2

15' 2" x 15' 1" (4.63m x 4.60m)
(maximum measurements)

Bedroom 3

12' 7" x 9' 9" (3.84m x 2.97m)

Shower Room

10' 6" x 8' 5" (3.19m x 2.56m)

Bathroom

12' 0" x 10' 6" (3.67m x 3.21m)

GARDEN

The visitor is welcomed via the 3 tiered breakfast terrace which wraps around the home to provide a day round haven of peace and steps lead up to the stunning gardens which have been redesigned to include a side lawn with central laburnum tree and gravel topped paths curve beside well stocked herbaceous and shrub filed borders which provide year round interest. The gardens are best enjoyed from the recently added summer house which provides magnificent sunset views. A southern lawn with further cottage style borders completes the grounds.

Garage

There is an integral Garage/Workshop (5.36m x 4.49m) with high ceiling, electric light and power and twin timber doors opening to Mill Lane.

BUYERS AML FEES AND PRE-PURCHASE CHECKS

estate Agents 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 £20 + 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.





Newton Fallowell Brigg

Newton Fallowell Estate Agents, 2 Wrawby Street - DN20 8JH

01652 783030 • brigg@newtonfallowell.co.uk • www.newtonfallowell.co.uk/