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North Kelsey Road, Caistor

3 1 1

When it comes to
property it must b

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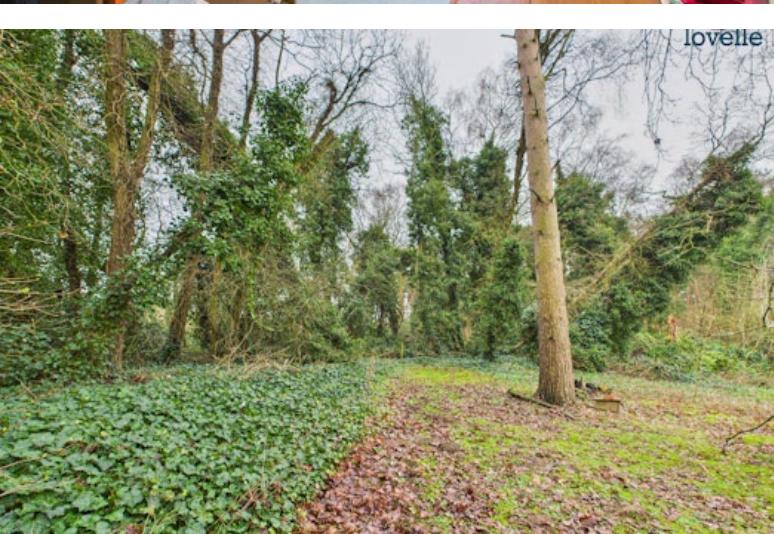
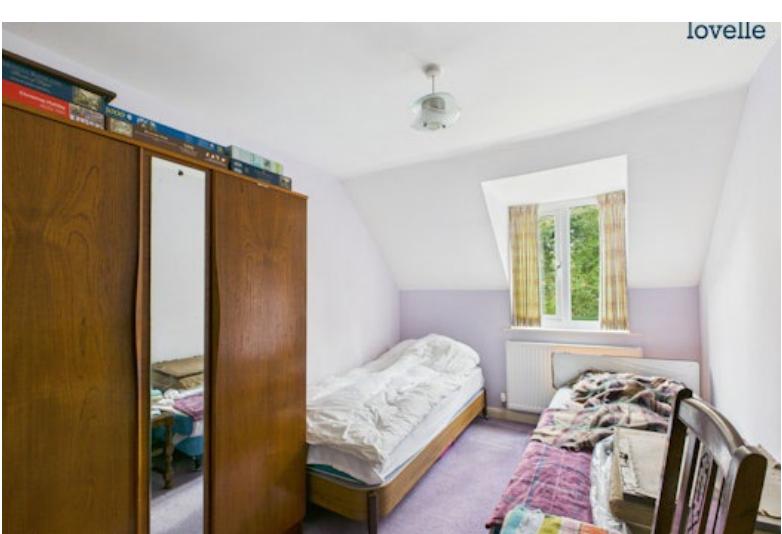
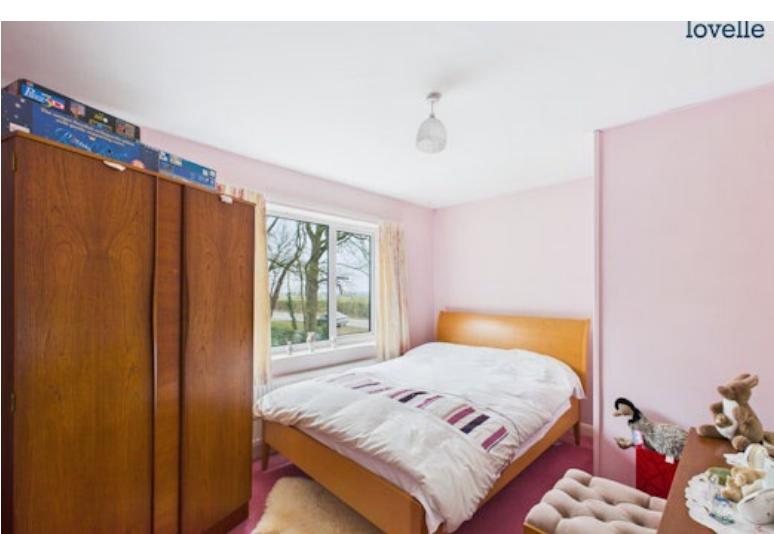
£275,000

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EXCITING OPPORTUNITY!! Detached Cottage in approx 0.4 Acre 'Woodland' plot. A Loving home of over 50 years, this property offers so much potential for growth (sts). Comprising entrance hall, lounge diner, kitchen, WC, 3 bedrooms and Bathroom. With extensive gated driveway & double garage. **VIEWING ADVISED TO FULLY**

Key Features

- Detached Character Cottage
- Popular Semi - Rural Location
- Lots of Potential to Extend (STS)
- Approx 0.4 Acre 'Woodland' Plot
- Entrance Hall, Lounge Diner, Kitchen
- 3 Bedrooms & Bathroom
- EPC rating F
- Tenure: Freehold





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

2.35m x 0.91m (7'8" x 3'0")

timber entrance door, double glazed window to rear aspect, stairs to first floor accommodation and storage under

Lounge Diner

6.79m x 3.82m (22'4" x 12'6")

double glazed windows to front and side aspects, single glazed bay window to side, 2 radiators and feature fire place

Kitchen

3.44m x 2.08m (11'4" x 6'10")

fitted base units, stainless steel sink unit, space for cooker, tiled flooring, tiled splash backs and double glazed window to rear aspect

Rear Porch

0.83m x 0.86m (2'8" x 2'10")

glazed entrance door

WC

0.82m x 1.22m (2'8" x 4'0")

high level WC and double glazed window to side aspect

Landing

0.8m x 3.05m (2'7" x 10'0")

double glazed window to side aspect and roof void access

Bedroom 1

2.92m x 3.72m (9'7" x 12'2")

double glazed window to side aspect and radiator

Bedroom 2

3.76m x 2.49m (12'4" x 8'2")

double glazed window to front aspect, radiator and airing cupboard housing boiler

Bedroom 3

2.83m x 2.01m (9'4" x 6'7")

double glazed window to side aspect, radiator and fitted storage

Bathroom

2.91m x 1.72m (9'6" x 5'7")

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

Gardens

generous woodland gardens, mostly laid to lawn with hardstanding seating area and mature shrubs, plants and trees

Double Garage

double up and over doors, side entrance and windows to side aspects

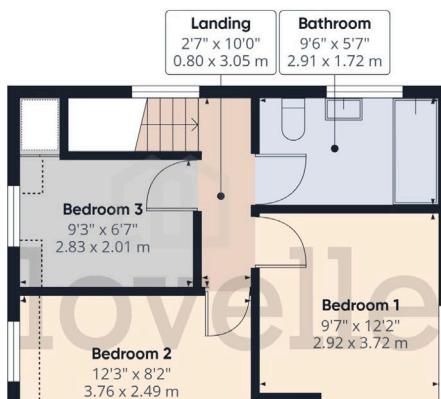
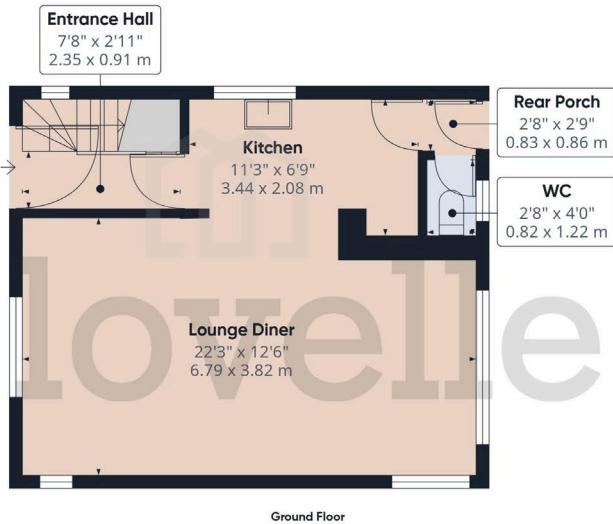
Gated Driveway

extensive gated driveway providing ample off road parking for a number of vehicles

Agents Notes

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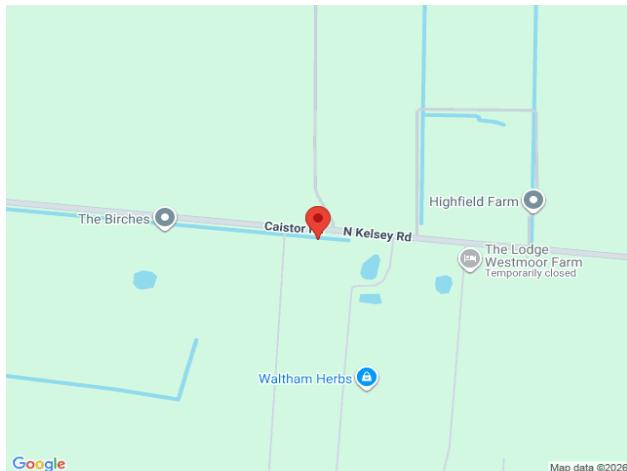
Approximate total area⁽¹⁾
784 ft²
72.7 m²

Reduced headroom
12 ft²
1.2 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-81)	B	
(69-80)	C	
(56-68)	D	
(39-54)	E	55
(21-38)	F	26
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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it must be



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