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North Kelsey Road, Caistor



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£275,000



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

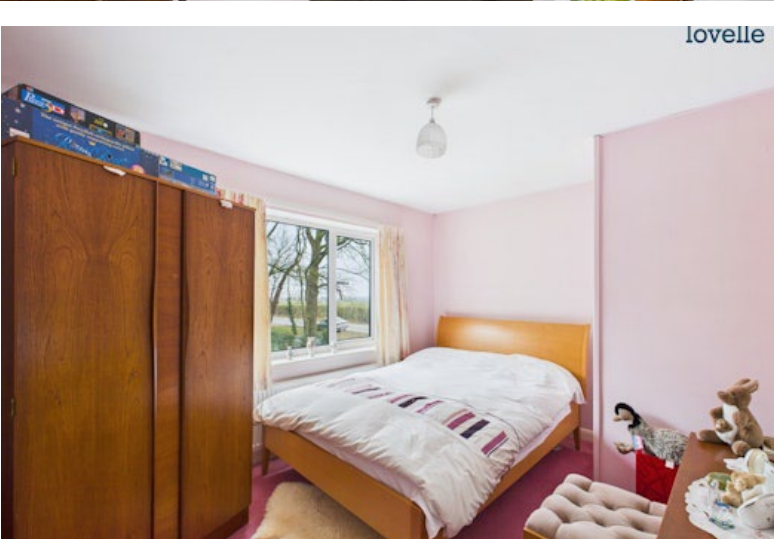




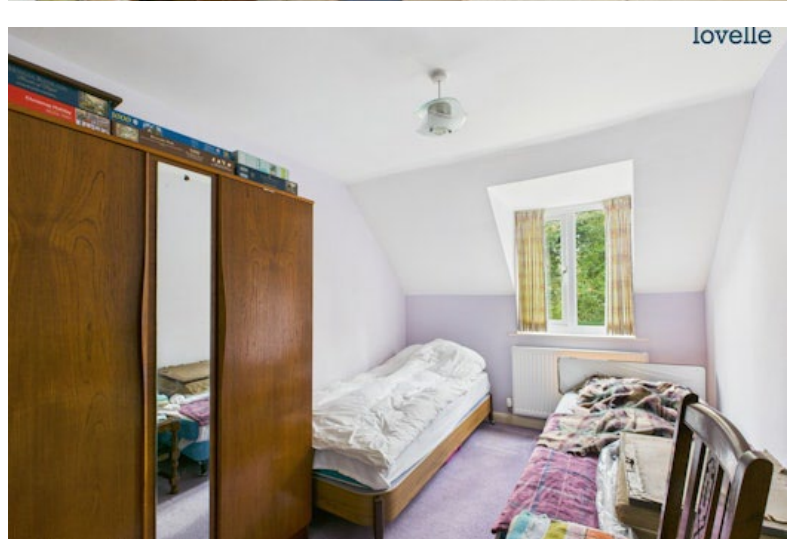
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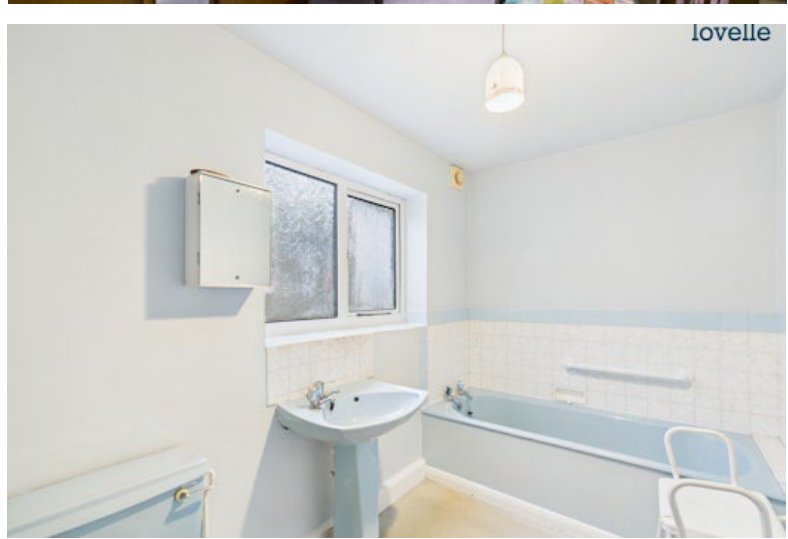
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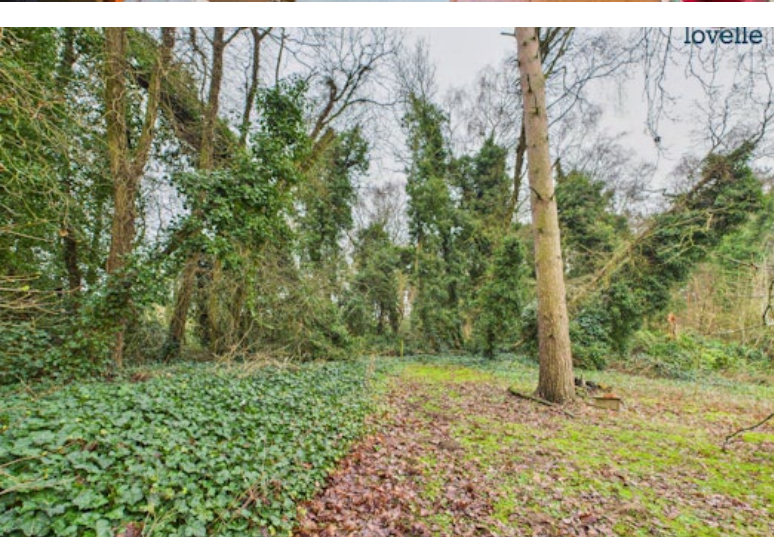
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## Situation

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

2.35m 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

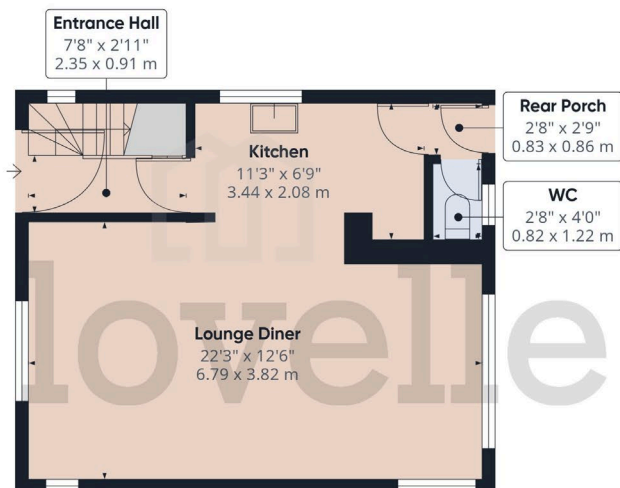
### Gated Driveway

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

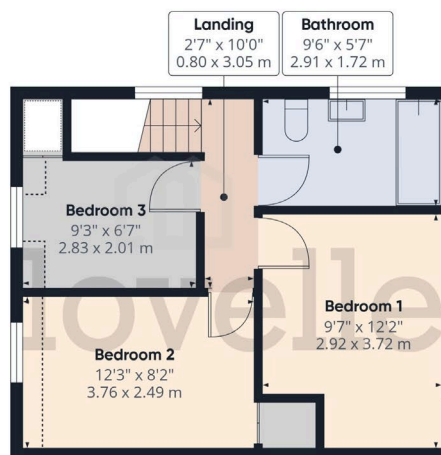
### Agents Notes

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor



Floor 1

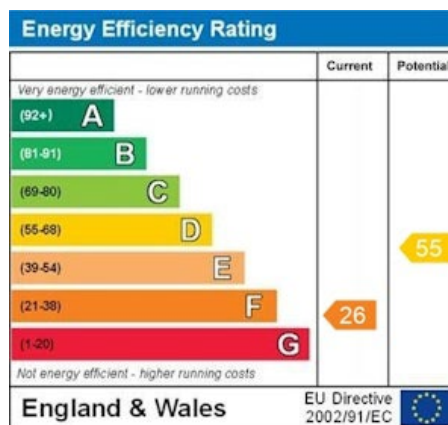
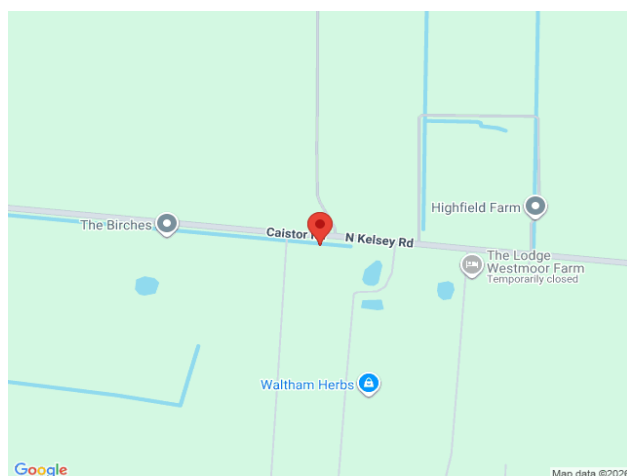
Approximate total area<sup>(1)</sup>  
784 ft<sup>2</sup>  
72.7 m<sup>2</sup>

Reduced headroom  
12 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(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.



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