



10 Cherry Holt, Caistor
£230,000

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Caistor, Market Rasen

Three bedroom semi-detached house with no onward chain, spacious lounge, garden room, en-suite, ample parking, garage, low maintenance gardens, sheds, and summer house in a sought-after location.

Council Tax band: B

Tenure: Freehold

- No onward Chain
- Rarely available location.
- Excellent views to the rear.
- Excellent garden room
- 4 car parking and garage
- Council Tax Band B
- EPC Rating TBC





Reception Hall

A side entrance with double Pvcu doors opens to the L shaped hall with stair to the first floor.

Lounge

14' 1" x 11' 5" (4.28m x 3.48m)

Forming part of a suite of rooms ideal for both relaxed and more formal entertaining, this traditionally appointed bay fronted room is centred on the mahogany style fire surround with inset coal effect gas fire

Dining room

12' 5" x 11' 6" (3.79m x 3.50m)

Centrally placed to put socialising firmly in the heart of the home.

Garden Room

16' 4" x 13' 6" (4.97m x 4.11m)

A full year round delight.

Utility

6' 8" x 5' 3" (2.03m x 1.60m)

A practical space with plumbing, gas fired boiler and freezer space.

Rear Entrance

7' 1" x 5' 7" (2.16m x 1.70m)

Connected to the kitchen via a rear vestibule and linking to the side garden.

Bedroom 1

13' 9" x 8' 0" (4.19m x 2.43m)

A forward facing, ground floor double room with treble wardrobe.

En-Suite

6' 6" x 5' 9" (1.98m x 1.76m)

Fully tiled with 2 piece suite.





Landing

Access to deep eave storage area.

Bedroom 2

16' 0" x 10' 1" (4.88m x 3.07m)

A further forward facing, double room with wardrobes to 2 walls.

Bedroom 3

11' 5" x 7' 6" (3.48m x 2.28m)

This final bedroom enjoys superb views towards open countryside together with fitted furniture and storage space.

Bathroom

8' 6" x 8' 7" (2.59m x 2.61m)

A more than generous fully tiled room with traditional white suite including bath with telephone style shower attachment , close coupled wc, wash hand basin and linen cupboard.

GARDEN

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The property is set back beyond a neat lawn with flower borders and there is a 3 car block paved drive, together with an additional parking space, leading to a detached brick built, single garage. An ornamental iron gate opens to the side garden where there is a flagged terrace, further lawn with inset tree and flower borders. In addition to the 2 timber garden sheds there is a timber summer house with power. The rear of the garden is easily maintained and includes a flagged terrace stepping down to a gravel topped area with further low shrubs and flowers.

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