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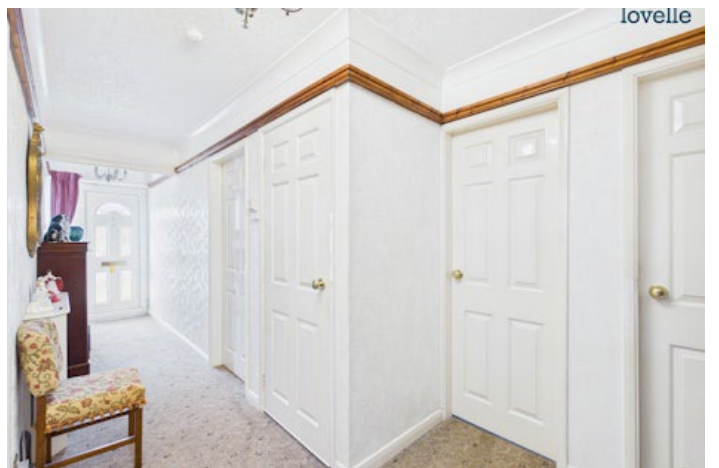


Tennyson Close, Caistor



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£225,000



WELL PRESENTED DETACHED BUNGALOW in popular market town. Spacious accommodation comprising entrance hall, lounge, kitchen diner, conservatory, 3 bedrooms, bathroom. GARDENS, GARAGE & DRIVEWAY with NO ONWARD CHAIN

Key Features

- Detached Bungalow
- Well Presented Throughout
- Spacious Accommodation
- Entrance Hall, Lounge
- Kitchen, Conservatory
- 3 Bedrooms & Bathroom
- EPC rating D
- Tenure: Freehold

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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

6.51m x 1.24m (21'5" x 4'1")

uPVC front entrance door with adjoining side screen, radiator, airing cupboard housing hot water cylinder and roof void access

## Lounge

5.17m x 3.51m (17'0" x 11'6")

double glazed window to front aspect, double glazed window to side aspect, radiator and feature fire place

## Kitchen Diner

3.67m x 3.53m (12'0" x 11'7")

a range of fitted wall and base units, space and plumbing for washing machine, stainless steel sink unit, electric oven, 4 ring hob, space for under counter fridge, tiled splash backs, radiator and double glazed window to rear aspect

## Conservatory

2.83m x 3.6m (9'4" x 11'10")

brick built base, vinyl flooring and uPVC French doors

## Bedroom 1

3.67m x 3.4m (12'0" x 11'2")

double glazed window to front aspect and radiator

## Bedroom 2

3.35m x 2.52m (11'0" x 8'4")

double glazed window to rear aspect and radiator

## Bedroom 3

2.43m x 2.13m (8'0" x 7'0")

double glazed window to rear aspect and radiator

## Bathroom

1.87m x 2.59m (6'1" x 8'6")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with mixer shower, tiled splash backs, vinyl flooring, radiator and double glazed window to side aspect

## Gardens

benefitting from gardens front and rear. The front gardens is mostly laid to lawn, with planted shrubs, the rear garden is again laid to lawn with gravelled pathway, decking and planted borders

## Garage

5.29m x 2.71m (17'5" x 8'11")

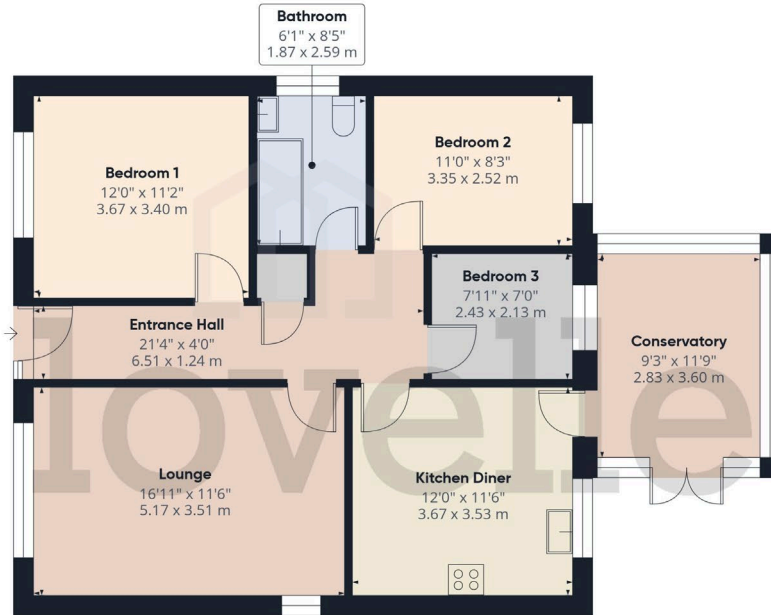
timber entrance doors, power, lighting and window to side aspect

## Driveway

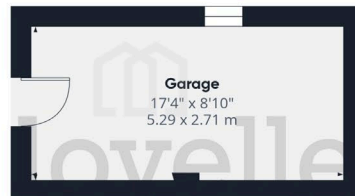
block paved driveway to the side of the property providing ample off road parking for a number of vehicles

## Agents Notes

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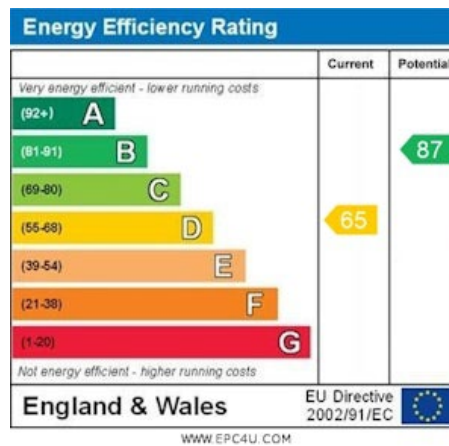
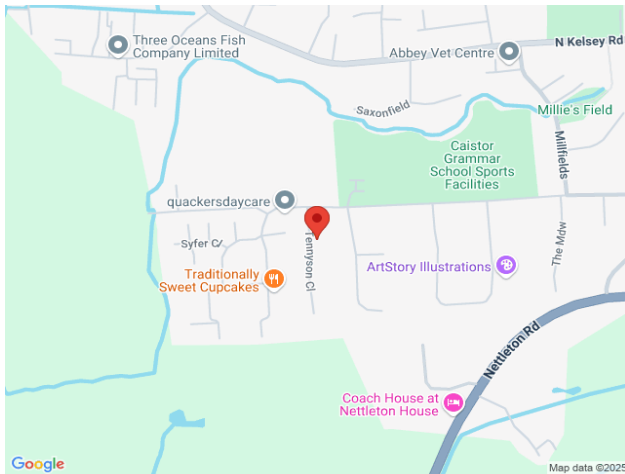
Ground Floor Building 1



Approximate total area<sup>m</sup>  
1058 ft<sup>2</sup>  
98.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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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