



Saxon Way, Caistor

sandersongreen

Saxon Way, Caistor, LN7 6SG

£195,000

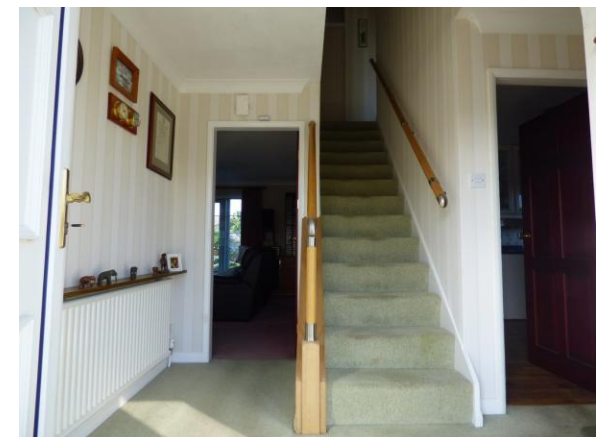
A good size detached family home located in the popular market town of Caistor. The internal accommodation includes dining kitchen, lounge, cloakroom, four bedrooms and shower room. It has a single garage and front and rear gardens, gas central heating system and is fully double glazed.

- KITCHEN / DINER
- LOUNGE
- DOWNSTAIRS CLOAKROOM
- FOUR BEDROOMS
- SHOWER ROOM
- FRONT & REAR GARDENS
- GARAGE
- ENERGY RATING D
- GAS C/H SYSTEM

Sole Agents:

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TOWN INFORMATION

Caistor is a small market town located at the foot of the Lincolnshire Wolds an area of outstanding natural beauty it has plenty of local amenities including Chemist, Newsagents, Post Office, Doctors Surgery, Library & Heritage Centre, Supermarket and Public House. There are both Primary and Secondary Schools including Caistor Grammar School noted by OFSTED as outstanding. The local ports of Hull and Grimsby are close by as is Humberside International Airport. There is also easy access to the M180 Motorway

ENTRANCE HALL

A bright entrance hall with doors off to all ground floor rooms and stairs to the first floor. Central heating radiator.

KITCHEN/DINER

11' 5" x 12' 5" (3.5 max x 3.8 max) Fitted with a range of base and wall units in white with dark granite effect worktops, space and plumbing for dishwasher and washing machine which fit behind matching cupboard doors, electric oven with gas hob and extractor over, window and door to rear.

The dining area has a window to the side aspect, coving to the ceiling and a central heating radiator. There is access to the under stairs storage cupboard.

LOUNGE

20' 8" x 13' 5" (6.3 max x 4.1 max) Having a feature stone fireplace with fitted gas fire, two central heating radiators, coving to the ceiling, window to the front aspect and French doors to the rear.

CLOAKROOM

5' 10" x 2' 11" (1.80m x .90m) Having a low flush W.C. hand basin, overhead storage cupboard and window to the front aspect.

STAIRS & LANDING

Stairs rise from the entrance hall to the first floor landing.

BEDROOM ONE

13' 9" x 11' 5" (4.2m x 3.5m) Having built in wardrobes, window to the front aspect and central heating radiator.



BEDROOM TWO

11' 5" x 9' 2" (3.5m x 2.8m) Having a range of built in units, full height storage cupboard, central heating radiator and window to the front aspect.

BEDROOM THREE

9' 2" x 9' 2" (2.8m x 2.2m) Currently being used as an office with built in wardrobe, central heating radiator and window to the rear aspect.

BEDROOM FOUR

9' 2" x 9' 2" (2.8m x 2.8m) Having a built in storage unit, central heating radiator and window to the rear aspect.

SHOWER ROOM

6' 5" x 5' 11" (1.97m x 1.82m) Tiled to ceiling height and fitted with a corner shower unit, low flush W.C. pedestal hand basin and heated towel rail. It has a timber ceiling with fitted spotlights and window to the rear aspect.

AIRING CUPBOARD

Situated off the landing fitted with a hot water tank and shelving for storage.

OUTSIDE

The front of the property is laid to lawn with a driveway leading to the garage and central pathway to the front door. The rear garden has a patio adjacent to the house leading on to lawn with raised decked seating area and planted pergola. There are some established borders, garden pond with waterfall and planted rockery and a small herb garden. Gated pedestrian access to the front garden.

GARAGE

29' 11" x 9' 4" (9.14m x 2.86m) Integral single garage with up and over door and rear pedestrian door.

SERVICES

All mains services are available or connected subject to the statutory regulations. We have not tested any heating system, fixtures, appliances or services.

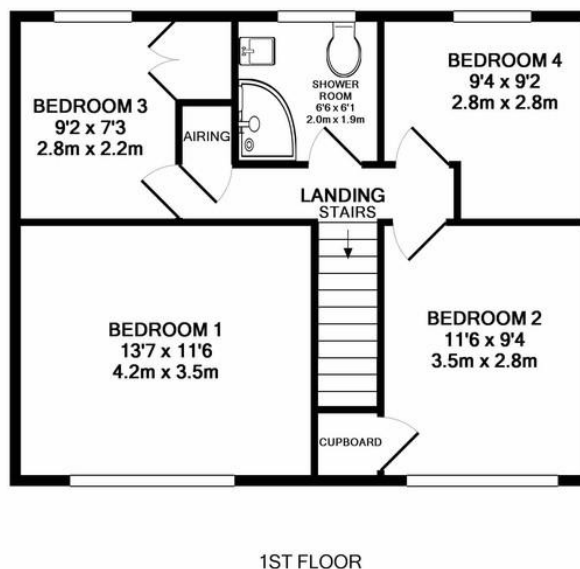
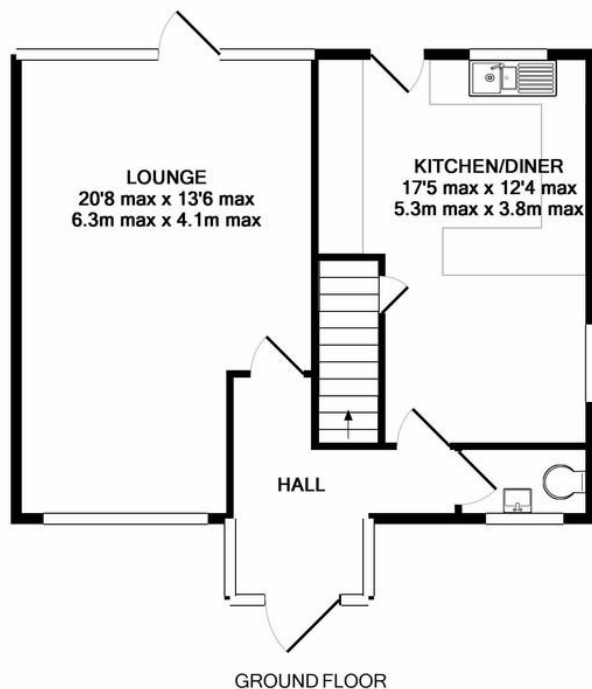
TENURE

Freehold to be confirmed by solicitors.

LOCAL COUNCIL

West Lindsey District Council 01427 676676

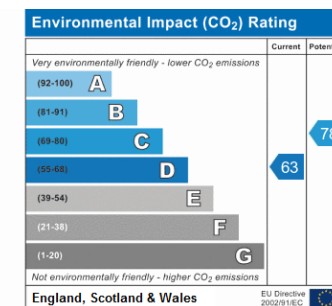
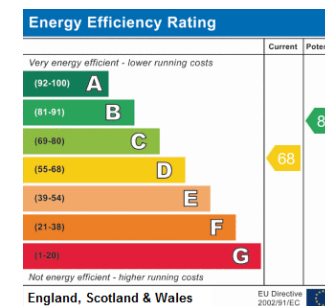




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS

By appointment only through the agents Sanderson Green
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