



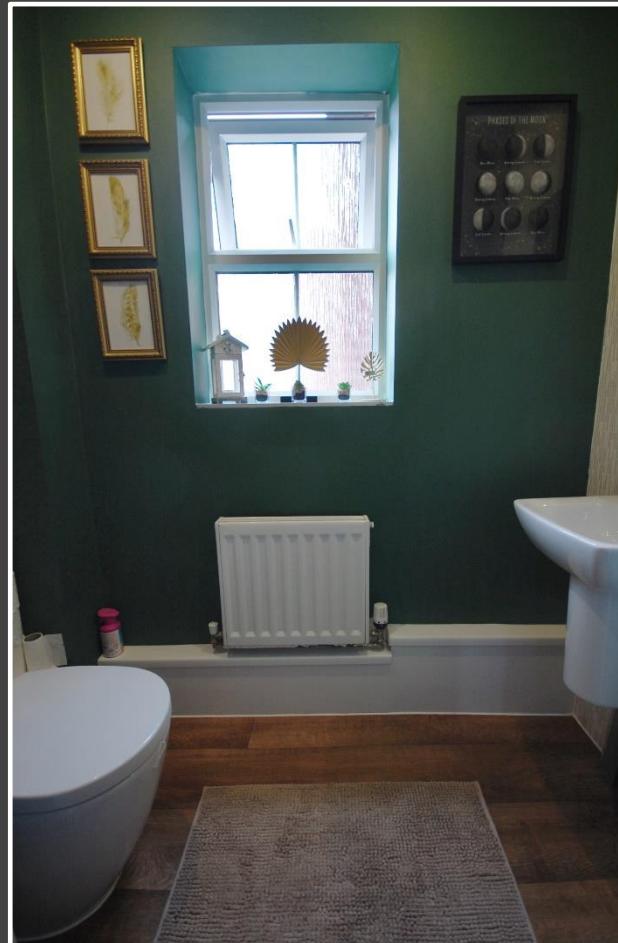
18 Saunders Close, Caistor LN7 6JL

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A modern detached 4-bedroom family house backing onto countryside in a residential area of Caistor and providing well-designed contemporary family accommodation on 3 floors featuring a superb master bedroom with ensuite shower room on the second floor, a Jack and Jill ensuite shower room to bedrooms 2 and 3 and a family bathroom on the first floor, and a spacious open plan living/dining kitchen. Enclosed garden and single garage.



Contents

*Photo Schedule - Directions - The Property
The Accommodation - Viewing - Location
General Information*



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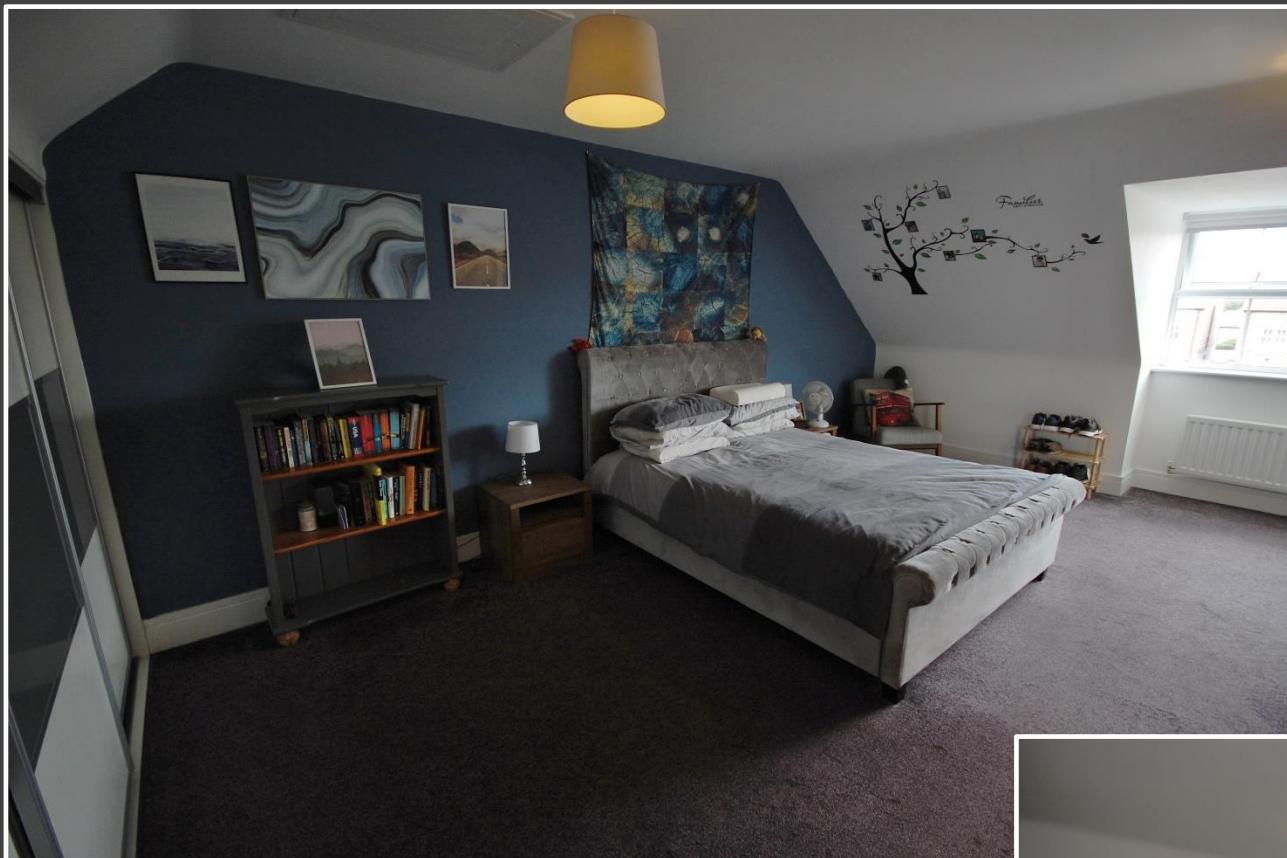


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Directions

Approaching Caistor on the A46 from Grimsby, ignore the right turn along the A1173 at the top of the Hill in favour of the right turn lower down the hill at the crossroads. Proceed along South Street and follow the narrow lane into the Market Place. In the square turn left down Plough Hill by the bollards and follow the road which continues along Horse Market. After the sharp right bend and small rise, you will be on Nettleton Road. Follow the straight section of road, turn right into Navigation Lane and continue towards the end of the long road, then bear left round the bend into Roman Way. Continue down the road and take the second right turn into Marris Way and then bear left into Saunders Close. As you near the end of the road, the pedestrian access to the front of the house can be seen behind the railings on the right and for the access round to the garage go to the the end of Saunders Close and bear round to the right.

The Property

Dating back to around 2014, this surprisingly spacious detached family house has brick faced principal walls under a pitched roof covered in concrete tiles. The windows are uPVC double-glazed units and heating is by a gas central heating system with a condensing gas boiler. The house has some impressive contemporary suites to the bath/shower-rooms and cloaks/WC together with a well-fitted open plan kitchen, dining and living space.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

Main Front Entrance

With ornamental canopy porch on wall brackets and a white woodgrain-effect, part-glazed (double-glazed) door into the:

Entrance Hall

With an oak-effect floor covering, radiator and wall-mounted Hive wi-fi enabled central heating controller. Return staircase with modern pine and white-painted spindle balustrade leading to the first floor. Useful understairs store cupboard.

Cloakroom

Containing a modern white suite comprising low-level, dual-flush WC and a semi-pedestal suspended wash hand basin with single lever modern mixer tap and contemporary mosaic tiled wall to the rear. Contrasting ceramic tiled wall facing, radiator, oak-effect floor covering and side window with ceramic tiled sill. LED spotlights and extractor fan.

Lounge

A well-proportioned room with attractive walk-in bay window to the front elevation fitted with plantation shutters. Coal-effect electric fire set into ornamental hardwood and granite-effect surround. Radiators and comprehensive power points including TV aerial socket and wi-fi socket.

Spacious Living/Dining Kitchen

T-Shaped overall and fitted with a comprehensive range of modern built-in units with white, high-gloss facings and long brushed metal handles. The units comprise base cupboards, drawer unit with deep pan

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drawers, granite work surfaces and upstands, inset stainless steel, one and a half bowl sink unit and built-in appliances as follows.

AEG double oven incorporating grill with complementary AEG Micromat microwave oven over, separate four ring gas hob with glass splashback and cooker hood having down lights above, faced Beko dishwasher and faced, integrated tall refrigerator and freezer. Matching wall units with deep corner unit housing the Potterton Promax SL gas central heating boiler.

LED lights beneath the wall units. Limed oak-effect floor covering, multiple LED ceiling downlighters to the kitchen area and extractor fan. The living and dining area has two pendant light points, a wide window to the rear elevation, side window, two radiators and double-glazed French doors onto the rear patio and garden.

First Floor

Landing

With two ceiling light points, radiator and door to the recessed airing cupboard containing the Homeflow insulated hot water cylinder for the pressurised hot water cistern. The return staircase with pine and spindle balustrade continues to the second floor.

Bedroom 2 (rear)

A good size double bedroom with radiator and rear window presenting attractive views over the rear garden towards fields and woodland beyond. Angled doorway into the:

En Suite Shower Room

(Jack and Jill with the front bedroom on this floor)
A contemporary shower room with a white suite comprising a semi-pedestal, suspended wash basin with modern mixer tap over, suspended WC with concealed cistern and large chrome, dual flush button over; glazed and ceramic-tiled shower cubicle with contrasting grey and mosaic patterned tiling, rebated shower mixer unit and a slim hand set with wall mount, together with a square drench head above.

Chrome ladder-style radiator/towel rail, LED ceiling spotlights and extractor fan. Deep ceramic-tiled window sill to the side window with a tiled reveal and a shaver socket to one side. Further angled doorway into the front bedroom.

Bedroom 3 (front)

A further double bedroom, well designed with space for free-standing or built-in wardrobe if required and having a radiator and wide window on the front elevation.

Bedroom 4 (rear)

A good size single bedroom enjoying views as from bedroom one and having a radiator.

Family Bathroom

A modern bathroom fitted with a white suite comprising panelled bath with oak-effect panelling and wall-mounted controls for flexible shower handset, bath spout and a square drench head shower above.

Complementary suspended vanity unit with Sottini shaped wash hand basin and modern chrome mixer tap, suspended WC with concealed cistern and large chrome dual-flush control over. Ceramic-tiled walls and plinth extending into the tiled reveal of the side window. Chrome ladder-style radiator/towel rail and LED ceiling downlighters, together with extractor fan.

Second Floor

A small landing with smoke alarm, light and single doorway opening into the:

Master Bedroom

Comprising a very spacious double bedroom fitted with a wide range of built-in wardrobes with white woodgrain-effect and gloss grey sliding doors, clothes rails and shelving at the rear. Radiator, part-sloping ceiling with trap access to the upper roof void and front dormer window with radiator inset. Door access to under-eaves storage space. Further door to the:

En Suite Shower Room

Also enjoying a tremendous feeling of space and fitted with a white suite complementing that of the

family bathroom with a Sottini suspended wash basin and modern mixer tap, suspended WC with concealed cistern and wall-mounted, chrome dual-flush control; good size ceramic-tiled and glazed shower cubicle with wall-mounted controls for the flexible handset and square drench head over. Ceiling LED downlighters, extractor fan and radiator. Tile-effect floor covering and rear sloping ceiling with obscure-glazed skylight window which can be opened to enjoy the panoramic views across the fields towards the trees beyond. Chrome ladder-style radiator/towel rail.

Outside

Rear Garden

To the rear of the property there is a fully enclosed rear garden with screen fencing and a ledged and braced pedestrian door from the driveway which leads to the nearby garage – a single garage with part-glazed door and side pedestrian door within a block of three garages adjacent.

The rear garden is mainly laid to lawn with attractive variegated willow trees to one side, borders with further shrubs and bushes, a slab-paved pathway and patio with side path leading through a further screen ledged and braced door to the rear of the property. There is a sensor LED floodlight and an external power point together with an outside water tap.

Front Garden

Small front garden behind railings with gates and pathways.

Caistor

This interesting market town lies on the edge of the Lincolnshire Wolds which are designated an Area of Outstanding Natural Beauty. The town has many local amenities including post office, chemist, newsagent, supermarket, public houses, library and heritage centre, doctor's surgery and garage. There are primary and secondary schools including the highly regarded Caistor Grammar School which is noted by Ofsted as being outstanding. There are good travel links to the ports of Hull and Grimsby and easy access to the M180 motorway and the Kirmington airport.

Viewing

Strictly by prior appointment through the selling agent.

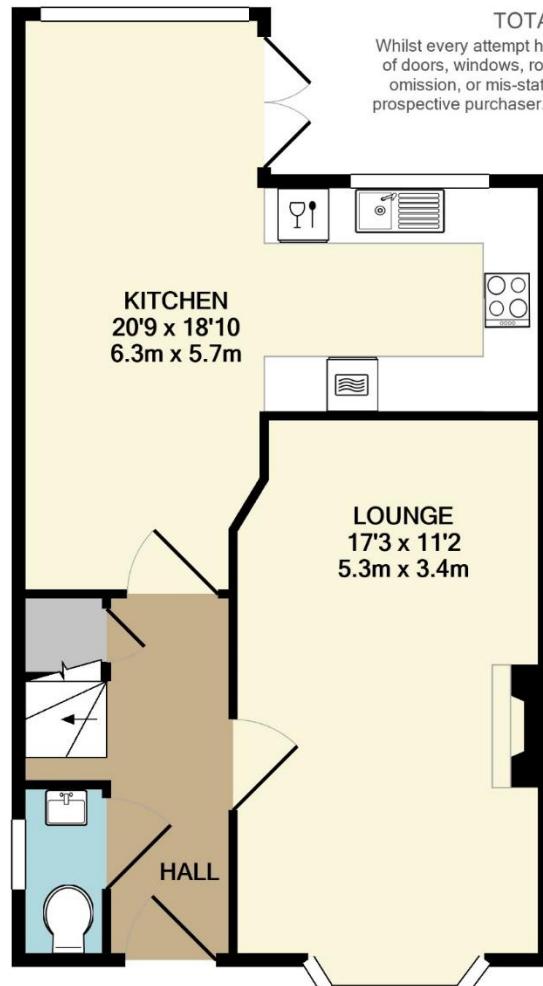
General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.



Floor Plans and EPC Graph

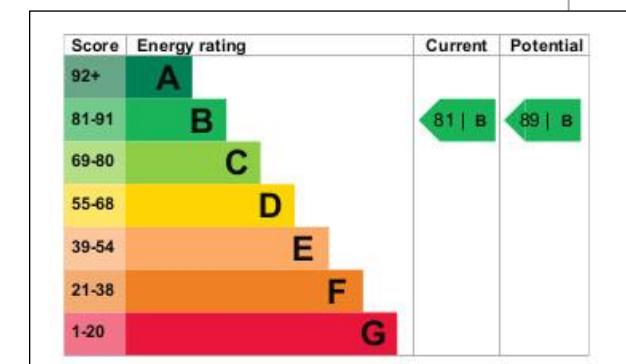
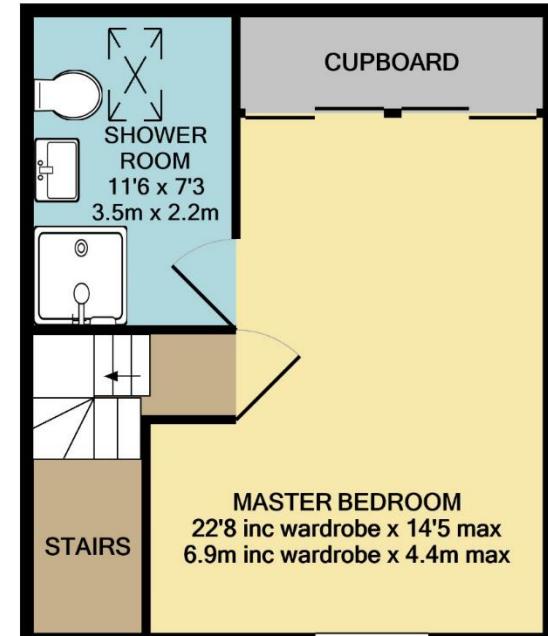
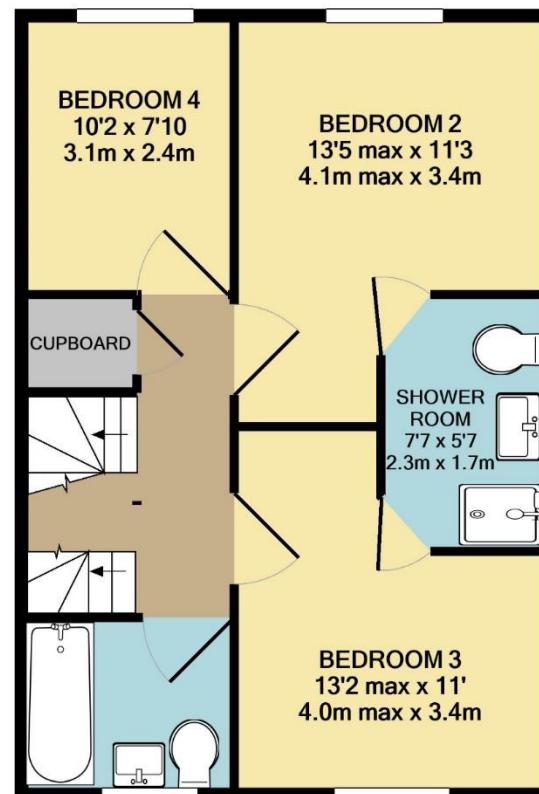
NB A PDF copy of the full EPC can be emailed on request



TOTAL APPROX. FLOOR AREA 1529 SQ.FT. (142.0 SQ.M.)

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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