



2 Hansard Crescent, Caistor LN7 6QT

M A S O N S

EST. 1850

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sandersongreen

2, Hansard Crescent, Caistor, Lincolnshire LN7 6QT

A 3-bedroom semi-detached family house just a short walking distance from the Market lace and grammar school. The well-proportioned rooms include 2 reception rooms, conservatory refitted kitchen, hallway, landing and bathroom with white suite. Gas central heating system, double-glazed windows, driveway and good size garden. For Sale with NO CHAIN

Directions

From the Marketplace in Caistor, proceed to the T-junction with the High Street and turn left down the hill. At the fork, bear left along North Kelsey Road. Continue for a short distance and then take the first right turning into Hansard Crescent. Just a short way along, number 2 will be found on the right side.

The Property

We estimate that this semi-detached family house was constructed during the 1930s – the property has brick-faced cavity walls beneath a pitched and hipped timber roof structure covered in natural slate. The original windows have been replaced with uPVC-framed double-glazed units and the house has a gas-fired central heating system with a condensing boiler. The kitchen has an attractive range of replacement base and wall units in gloss white with oven, hob and hood. There are two good size reception rooms, a conservatory at the rear and the three bedrooms are very well proportioned, double rooms.



The house stands in an elevated position above Hansard Crescent and the front windows, particularly those on the upper floor, provide some far-reaching and panoramic views over the edge of Caistor towards the surrounding countryside.

To the side of the house there is a driveway providing parking space and the property has a good size garden at the rear.

Accommodation

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

Ground Floor

The main entrance is at the front of the house where a flight of brick-walled steps lead up to the part-glazed uPVC (double-glazed) door into the:

Entrance Hall

Radiator, moulded wall rail, central heating thermostat and smoke alarm. Coat hooks to high wall rail and staircase with white painted, pillared balustrade leading to the first floor. Six-panel door into an understairs, good size store cupboard with shelving, gas meter and the electricity consumer unit with MCBs; electric light above. Oak effect laminated floor covering.

Lounge

A well-proportioned room with white painted, pillared surround to the sealed fireplace and onyx-



effect hearth. To the side of the chimney breast is a built-in dresser with base cupboard, three drawers, work surface above and double cupboard over. Radiator, laminated oak-effect floor covering and front double-glazed window providing some fine views over the town towards the surrounding countryside. Coved ceiling with rose and six-panel door from the hallway.

Dining Room

Composite marble fireback and hearth set into an ornately moulded pillared surround with fluted pillars and floral decoration (flue sealed). Radiator, coved ceiling with rose to the ceiling light point and rear double-glazed window onto the conservatory. Oak effect laminated floor covering. White six-panel door from the:



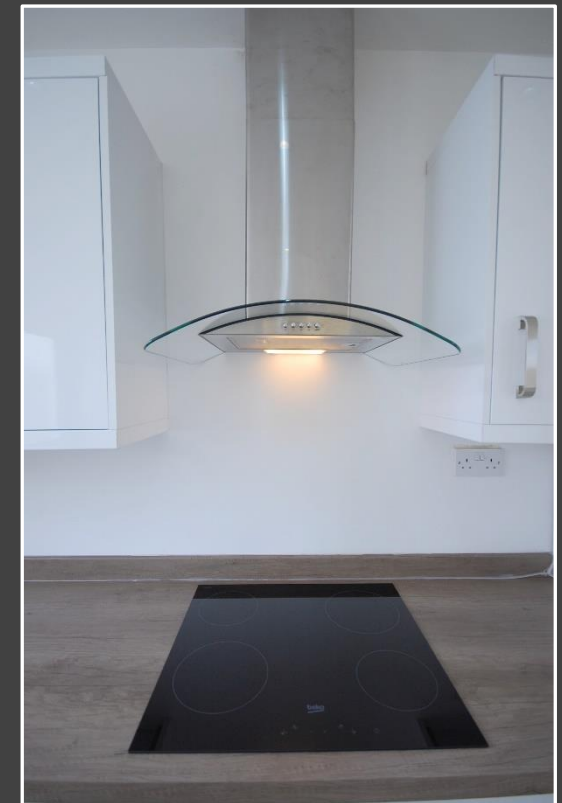
Kitchen

Fitted with a range of modern units in high-gloss white with metal handles and comprising base cupboards, three-drawer unit with deep pan drawers, tall unit housing a Whirlpool electric oven with grill and wall cupboard units. Beko ceramic four-plate electric hob with stainless steel and glazed cooker hood, having inset light.

Single drainer stainless steel sink unit and space with plumbing connector beneath the sink unit for a washing machine. Radiator, ceiling downlighters, contrasting black and limestone-effect ceramic tiled floor and part-glazed (double-glazed) rear door with stone steps down into the:

Conservatory

An excellent size with double-glazed panels on three sides from floor level, sliding double-glazed double doors on the rear elevation, opening side window and a polycarbonate roof. **NB.** One glazed panel has been replaced with a polycarbonate unit.





First Floor

Landing

With a double-glazed window on the side elevation presenting some excellent views towards the Lincolnshire Wolds. Smoke alarm and white six-panel doors leading off to the bedrooms and bathroom.

Bedroom 1 (front)

A good size double bedroom with some excellent views across the road towards the open countryside beyond, taking in the playing fields on the other side of Hansard Crescent. Radiator, moulded wall rail and white six-panel doors to the airing and boiler cupboard which contains an Ideal Logic gas-fired condensing central heating boiler and a foam-lagged hot water cylinder with immersion heater and linen shelves over. Digital central heating



programmer to the wall adjacent. The trap access to the roof void is also located in this bedroom.

Bedroom 2 (rear)

Another good size double bedroom with double-glazed rear window providing views over the rear garden towards the church in the centre of Caistor. Radiator, moulded wall rail and



Bedroom 3 (front)

A smaller double or good size single bedroom of L-shaped configuration with moulded wall rail, radiator and a rear window presenting open views, as from bedroom 1.



Bathroom

White suite comprising low-level, dual-flush WC, pedestal wash hand basin and panelled bath with a Triton electric instant shower unit over. Ceramic-tiled walls in two contrasting colours with a decorative scroll border, splash-boarded surround to the bath, coved ceiling, two rear double-glazed windows and radiator.



Outside

At the front of the house there is a garden on split levels which is gravelled for ease of maintenance with a circular slab-paved centre feature wall set behind wrought iron railings to the front and one side.

A pathway leads past the side of the house to a screen door into the rear garden and there is a vehicular opening to a driveway which provides parking space with screen fencing to the rear garden.

The rear garden is enclosed and separated from the driveway by fencing with a tall screen pedestrian gate and there is an external electricity meter cabinet set into the side wall of the house.





The rear garden is an excellent size and enclosed by a combination of timber fencing and brick wall to the rear with main area again paved and laid to gravel for easy maintenance and a pathway leading to steps up onto a raised patio through a trellis archway with railings on each side. Conifer tree to one side, some shrubs to the pathway, and climbing plants over the timber garden shed and store. Next to the conservatory are the original brick slate outbuildings comprising the former outside toilet (WC now removed) and fuel/general store adjacent.



Viewing

Strictly by prior appointment through the selling agent.

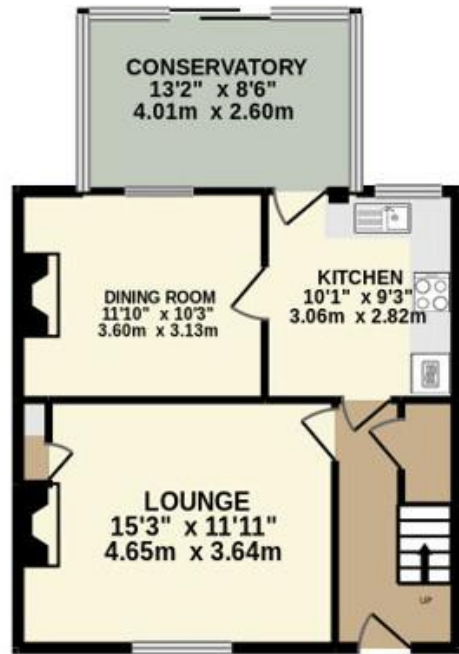
Caistor

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.

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, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.





GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1ST FLOOR

Floor Plans and EPC Graph

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