



11 Partridge Close, Caistor LN7 6SA

**M A S O N S**

EST. 1850

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**sandersongreen**

11 Partridge Close, Caistor,  
Market Rasen LN7 6SN

A modern town house located in a residential area of Caistor market town and having 2-bedroom accommodation with dining-lounge, breakfast-kitchen, bathroom with white suite and rear garden. Gas central heating system and double-glazed windows. Two parking spaces at the front of the house.



**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 and then follow the road for some distance, taking the third right turn into Mallard Drive. Follow the road until the left bend where Partridge Close can be found on the right side. Continue along Partridge Close around to the left and the house will then be found on the left side.



### The Property

This modern terraced house has brick-faced principal walls beneath a pitched timber roof structure covered in concrete tiles.

The property has uPVC double-glazed windows including an oriel bow at the front with tiled canopy roof over. Heating is by a gas central heating system with wall-mounted boiler. The house has 2 allocated parking spaces within the block paved forecourt. Immediately at the front of the property.

### 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 Entrance

At the front of the property with a uPVC part-glazed (double-glazed) front door with arched pane to the:

#### Entrance Lobby

With coat hooks to wall plaque on one side, ceiling light and electricity consumer unit with MCBs. Walk-through archway into the:

#### Dining Lounge

An attractive room with feature staircase having a pine spindle balustrade and turned newel post to above. Oriel bow window on the front elevation, radiator, coved ceiling and decorative rose. Smoke alarm and second radiator to the rear of the room. Six-panel door to:

#### Breakfast Kitchen

Fitted with a range of units in white with long metal handles and comprising base cupboards, drawer, tall, shelved larder cupboard, wall cupboards and roll-edge work surfaces in pale grey with Metro style grey ceramic tile splashbacks. Gas cooker with four rings, oven and grill, stainless steel splashback and a stainless steel cooker hood over. Lamona acrylic single drainer black sink unit with chrome mixer tap. Wall-mounted Baxi gas fired central heating boiler working with a digital wall programmer. Wood plank-effect floor covering, radiator, rear window and rear part-glazed (double-glazed) door to outside.

## First Floor

### Landing

With radiator, smoke alarm, trap access to roof void and doors off to the bedrooms and bathroom.

### Bedroom 1 (front)

A double bedroom with large window on the front elevation, radiator and door to a wide recessed wardrobe with clothes rail, high-level shelf and ledge shelf to one side.

### Bedroom 2 (rear)

A single bedroom with radiator, moulded dado rail and window to the rear elevation.

### Bathroom

White suite comprising panelled bath with electric shower unit above and glazed side screen, pedestal wash hand basin and low-level, dual-flush WC. Built-in airing cupboard containing a foam-lagged hot water cylinder with linen shelving over. Ceramic wall tiling around the suite, radiator and rear window with tiled reveal.



### Outside

At the front of the property there is a double block-paved parking space with a brick wall enclosing a slab-paved pathway and slate bed for flowerpots and tubs. To the rear of the property there is a garden with slab-paved patio, fence enclosure, space to store wheelie bins and a screen door from a shared pathway at the rear.

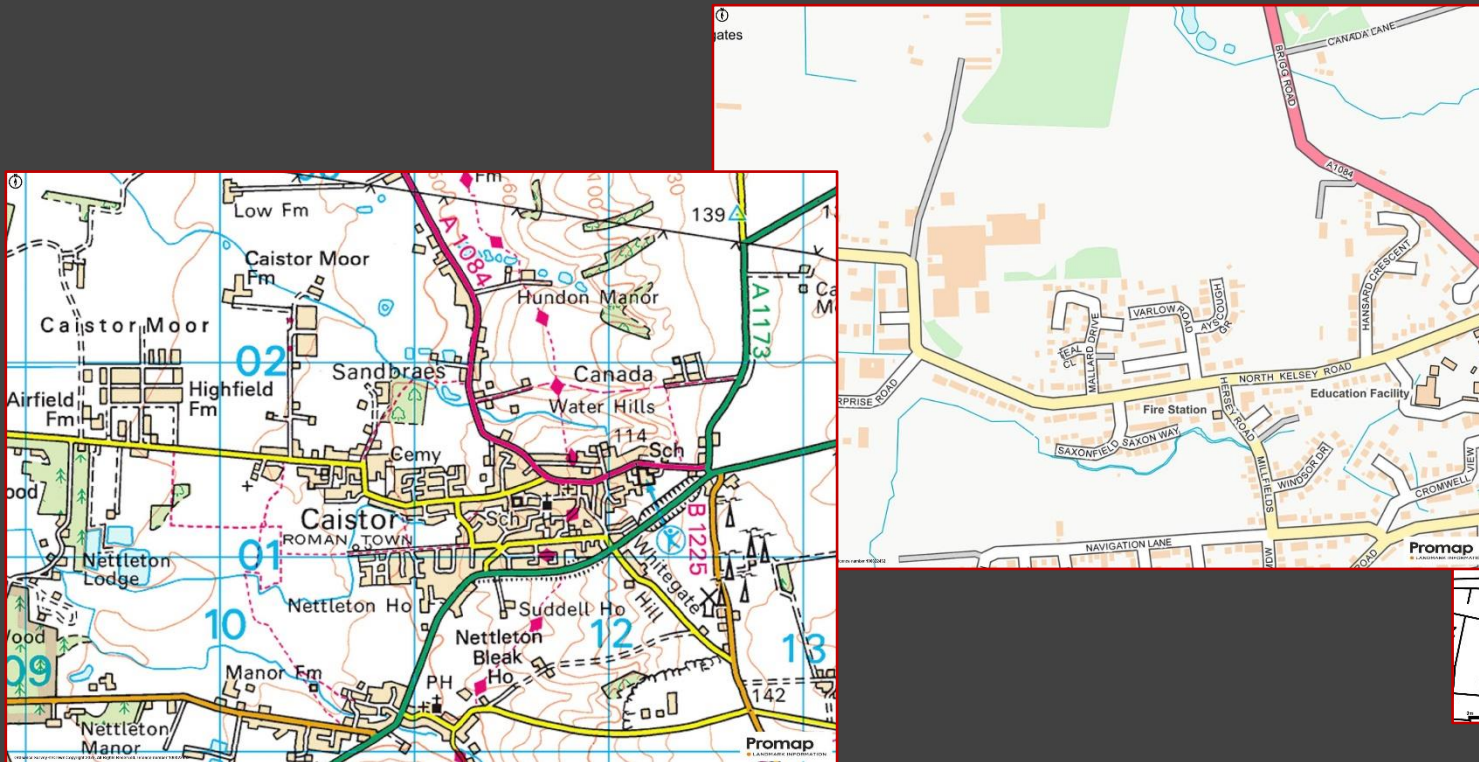
**Viewing:** Strictly by prior appointment through the selling agent.

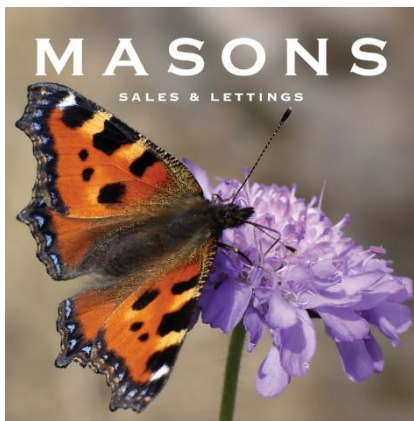
### Location

Positioned on the hillside at the northern edge of the Wolds, Caistor is notable for its handsome Georgian buildings but dates back to as early as Roman times. The town is popular with walkers as the Viking Way passes through and markets are held on Saturdays in the historic marketplace. There are 56 listed buildings in the town centre, places to eat as well as places of interest including Caistor Arts & Heritage Centre and a renovated Methodist Chapel. The local schools are the highly regarded Caistor Grammar and the Caistor Yarborough Academy.

### 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.

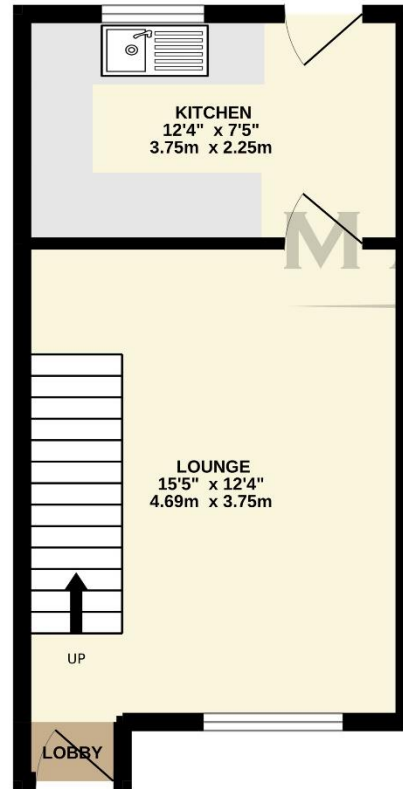




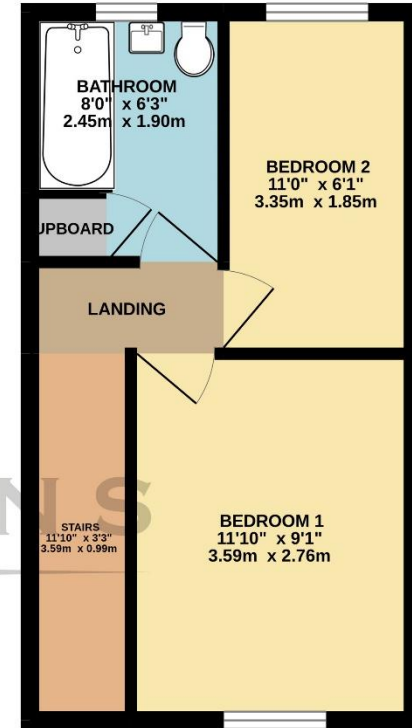
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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GROUND FLOOR  
 286 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR  
 280 sq.ft. (26.1 sq.m.) approx.



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Floor Plans and EPC Graph  
 NB A PDF copy of the full EPC can be emailed on request



Masons, Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500 [www.movewithmasons.co.uk](http://www.movewithmasons.co.uk) Sanderson Green T 01472 855030

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