



14 Partridge Close, Caistor, LN7 6SN

M A S O N S

EST. 1850

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A modern end town house located in a popular residential area of Caistor market town and having 2-bedroom accommodation with dining-lounge, breakfast-kitchen, bathroom with white suite and generous rear garden. Gas central heating system and double-glazed windows. Parking space at the front of the house. For Sale with no forward 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 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 and the house will then be found on the left side.

The Property

This modern end terraced house has brick-faced principal walls beneath a pitched timber roof structure covered in concrete tiles. The property has a mixture of timber and uPVC double-glazed windows including an oriel bow at the front with tiled canopy roof over. Being end terrace, the rear garden is much larger than neighbouring properties due to a triangular plot. Heating is by Worcester gas central heating system with wall-mounted boiler.

Accommodation

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

Lounge Diner

Accessed via a part-glazed uPVC door with frosted window into initial porch area having coat hooks to side and electric consumer unit. Archway opening into generous reception room with good-sized bay window to front, neutrally decorated and grey carpeted floors. Opening





under the stairs providing seating or home working space. Smoke alarm to ceiling, heating thermostat to wall and staircase leading to first floor with opening through to:

Breakfast Kitchen

Good range of base and wall units with wood effect doors and chrome handles. Slate-effect, rolltop laminated work surfaces with black resin one and a half bowl sink, attractive tiling to splashbacks and having single electric built-in Lamona oven and Lamona four ring induction hob with extractor fan above. Built-in Beko washing machine to one cupboard and Lamona built-in 70/30 split fridge freezer. One cupboard to corner housing the Worcester Green Star gas central heating boiler which is serviced on a regular basis with timer controls below. Dining area to one side and having tile-effect vinyl cushion flooring. Window and door to rear leading onto garden.

Landing

With loft hatch giving access to roof space, smoke alarm to ceiling, carpeted floor.

Bedroom 1

Situated at the front and being double in size. Good range of built-in wardrobes, window to front, carpeted floor and having useful cupboard to side providing ample storage with fitted shelf, positioned over the stairs.

Bedroom 2

A generous single positioned at the rear having neutral decoration and carpeted floor.

Family Bathroom

A modern well-maintained suite consisting of low-level WC, wash hand basin, panelled bath with shower mixer taps and hand-held attachment. Shower screen to side and tiling to all wet areas. Frosted glass window to rear, fitted cupboard to side with mirrors, wood-effect vinyl cushion flooring. Airing cupboard to corner housing hot water cylinder with immersion heater, shelving provided for laundry.

Garden

At the front is a small, lawned area and parking space provided for one vehicle. Paved pathway leading to front door, also having gated access to rear garden.

Rear garden larger than neighbouring properties, due to being end terrace, having a large triangular plot. Predominantly laid to pavers with gate giving access onto drive and steps down to further paved area housing a timber garden shed. Fencing to all perimeters. Also having outside tap and the garden positioned ideally to benefit from the afternoon and evening sun.

Location

Positioned on the hillside at the northern edge of the Wolds, Caistor is notable for its handsome Georgian buildings but dates back





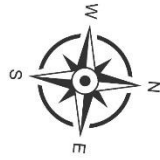
to as early as Roman times. The town is popular with walkers as the Viking Way passes through and markets are held on Saturdays in the historic marketplace. There are 56 listed buildings in the town centre, places to eat as well as places of interest including Caistor Arts & Heritage Centre and a renovated Methodist Chapel. The local schools are the highly regarded Caistor Grammar and the Caistor Yarborough Academy.

Viewing

Strictly by prior appointment through the selling agent.

General Information

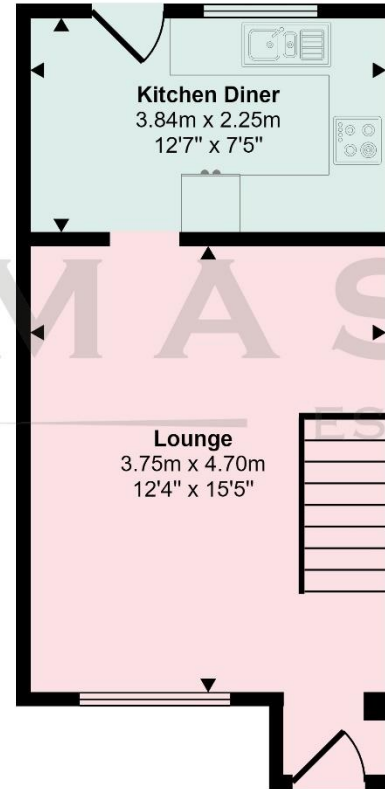
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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, 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.



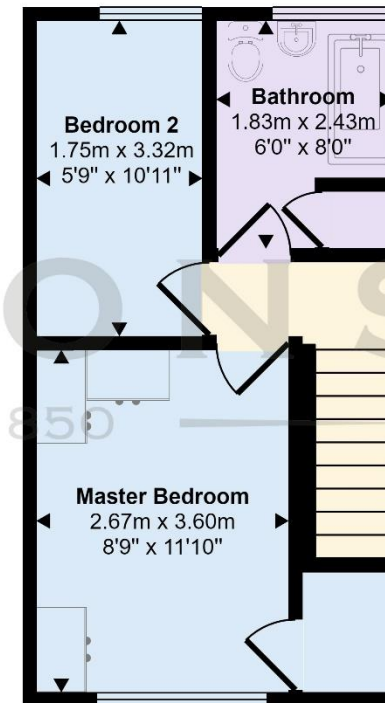
Floor Plans and EPC Graph
 NB A PDF of the full Energy Performance Certificate can be emailed on request

Approx Gross Internal Area
 54 sq m / 586 sq ft

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor
 Approx 28 sq m / 300 sq ft



First Floor
 Approx 27 sq m / 286 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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