



1, THE MEADOW
CAISTOR LN7 6XD

Masons
EST. 1850

1, THE MEADOW, CAISTOR, LINCOLNSHIRE LN7 6XD

This detached 2 double bedroom bungalow requires a renovation and modernisation scheme to create a comfortable home in a quiet cul-de-sac which is well placed for the town centre facilities. Hallway, large L-shaped dining-lounge, breakfast kitchen and bathroom with white suite including a sunken bath. Driveway, gardens to front and rear. Timber shed. For sale with NO CHAIN



ABOUT 1 THE MEADOW.....

Directions

From the Market Square in Caistor, turn 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. After the straight section of road, look for the right turn into Navigation Lane, follow the road and turn first left into The Meadow. Number one is just a few yards along on the left.

The Property

This detached bungalow is thought to date back to the 1970s and has a combination of natural brick and rendered principal external walls under a pitched timber roof structure covered in concrete tiles.

The windows are mainly timber-framed, double-glazed units whilst to the rear there is one replacement uPVC-framed, double-glazed window in bedroom 2.

The property has previously had a warm air central heating system with multile vents for air flow – all still in place but this is now no longer functional and the purchaser will therefore need to install a new central heating system or alternative heating, according to their requirements.

Generally, the property is in need of renovation and modernization but has the potential to be a spacious and well-proportioned bungalow in a quiet cul-de-sac location, very conveniently placed for Caistor town centre facilities. There is a driveway at the side, and rear garden with a timber garden shed. The bungalow stands back behind a front garden which could be paved for parking if preferred.

ACCOMMODATION

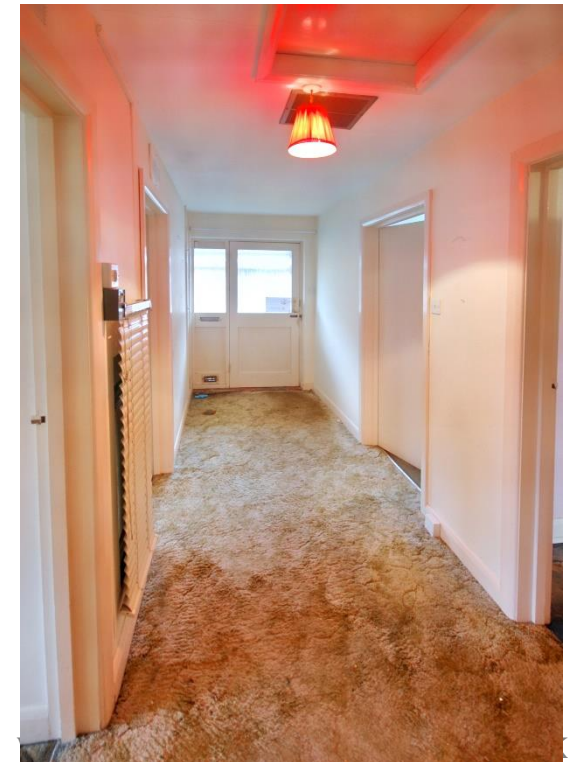
(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Main Entrance

At the side of the property with **Recessed Porch**, wall light and part-glazed (double-glazed) door with double-glazed window adjacent to the:

Entrance Hall

With two recessed, built in cupboards, trap access to the roof void, wall vents and recess on one side with the warm air unit which is no longer functional.





L-shaped Dining Lounge

A good size and light with a wide double-glazed window on the front elevation having louvre blinds and a further long double-glazed window to the side elevation. Reconstituted stone fireplace with flagstone hearth and gas fire. Vents to walls and ceiling, connecting door to the:



Breakfast Kitchen

With base cupboards and drawers, wide enamelled double drainer sink unit, double-glazed window and part-glazed (double-glazed) door on the side elevation. Built-in shelved larder cupboard. Space with electric cooker panel and gas point for free-standing cooker. Door from the hallway.

Bedroom 1

A double bedroom with a recess having spotlight, ceiling light, rear double-glazed window. Double doors to a recessed wardrobe with clothes rail.



Bedroom 2

Another double bedroom with a uPVC-framed, double-glazed window on the rear elevation. Single door to wardrobe with clothes rail and door adjacent to the airing cupboard containing a copper hot water cylinder with lagging jacket and immersion heater, together with linen shelving beneath.





Bathroom

With a white suite comprising a low-level WC, pedestal wash hand basin and a sunken, easy-access enamelled cast iron bath with twin grips and a grip at the side, together with an electric instant shower unit over. Part ceramic-tiled walls, wall mirror and vinyl tiled floor. Double-glazed window on the side elevation and built-in cupboard.

Outside

The property stands back from The Meadows behind the front garden which is partially paved around flower and rose beds with ornamental shrubs and bedding plants, all positioned behind a mixed hedgerow along the front boundary. A flagstone and concrete driveway leads past the side of the property, providing parking space and giving access to the main entrance to the side. To the rear, there is a lawned garden with a timber **Garden Shed** and flower borders with spring bulbs, ornamental shrubs and bushes. **NB** The miniature church ornament will be removed as this is not included in the sale.



Location

Located at the foot of the Lincolnshire Wolds Caistor has local amenities including Chemist, Post Office, Supermarket, Public House, Library and Doctors Surgery. There are both primary and secondary schools including Caistor Grammar School noted by OFSTED as outstanding. Grimsby is about 12 miles away and Lincoln some 26 miles.

Viewing

Strictly by prior appointment through the selling agent.

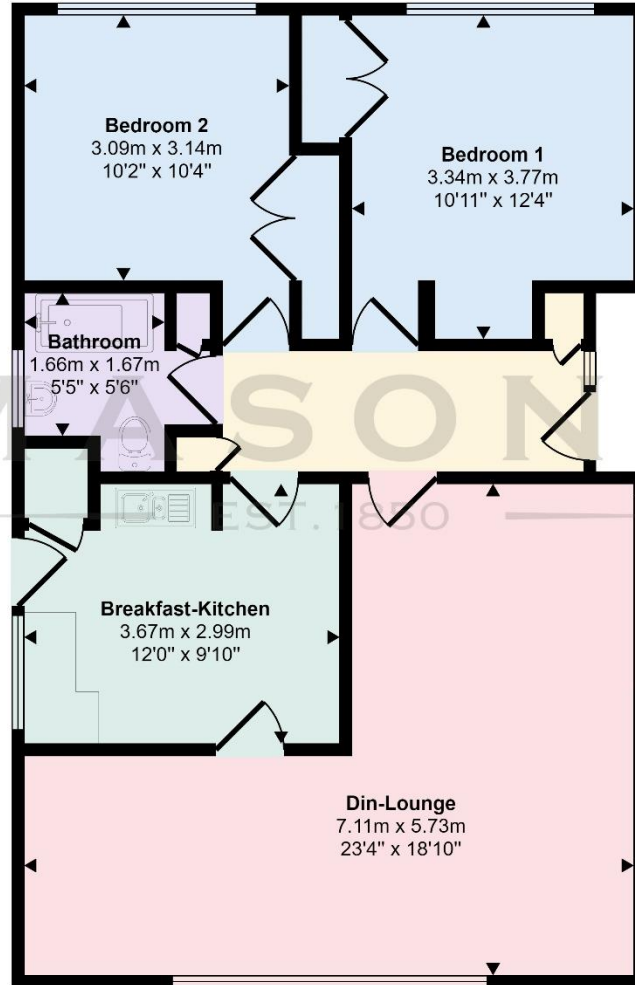
General Information

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 C.



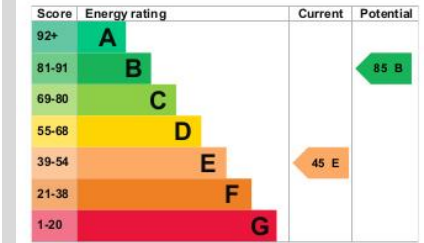
FLOORPLAN AND EPC GRAPH

Approx Gross Internal Area
79 sq m / 846 sq ft



Floorplan

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.



MASON'S
EST. 1850

Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500

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