



Canada Lane, Caistor, LN7 6RN

£98,000

- MID TERRACED HOUSE
- LOUNGE / DINER
- KITCHEN
- TWO BEDROOMS & BATHROOM
- LARGE GARDEN
- ENERGY RATING F

sandersongreen

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An ideal opportunity to acquire a rural mid terraced house with large garden of approx 88 mtrs x 18 mtrs located at the foot of the Lincolnshire Wolds with far reaching views across the countryside. The property is in need of complete renovation and refurbishment. The internal accommodation currently consists of kitchen, lounge, downstairs bathroom and two first floor bedrooms.

REAR ENTRANCE LOBBY The entrance lobby has a small window, door to the bathroom and doorway to the kitchen.

KITCHEN 11' 4" x 8' 10" (3.46m x 2.71m) Having a base unit with fitted stainless steel sink unit, window to the rear aspect, stairs to the first floor and double doors to the lounge.



LOUNGE/DINER 19' 7" x 11' 3" (5.97m x 3.45m) Having a feature stone wall and patio doors to the front garden.



BATHROOM 6' 7" x 5' 6" (2.02m x 1.69m) Fitted with a shower cubicle, low flush W.C. and pedestal hand basin. Small window to the rear aspect.

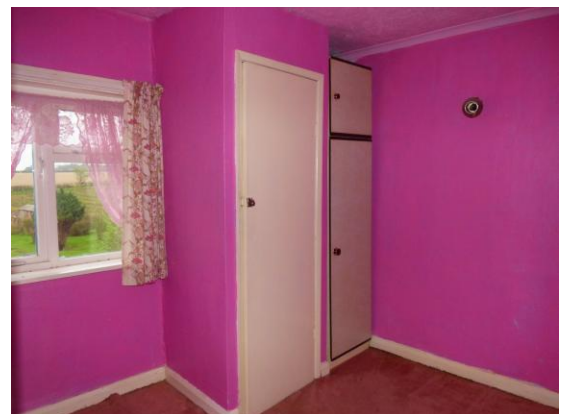


STAIRS AND LANDING Stairs rise from the kitchen to the small landing which has doors off to both first floor rooms.

BEDROOM ONE 11' 10" x 11' 3" (3.63m x 3.43m) Having a window to the front aspect.



BEDROOM TWO 9' 1" x 8' 6" (2.77m x 2.60m) Having a window to the rear aspect and access to the loft.



REAR GARDEN Accessed over a private service road leading to the next door property the generous sized garden (approx 88 mtrs x 18 mtrs) is mainly laid to lawn.

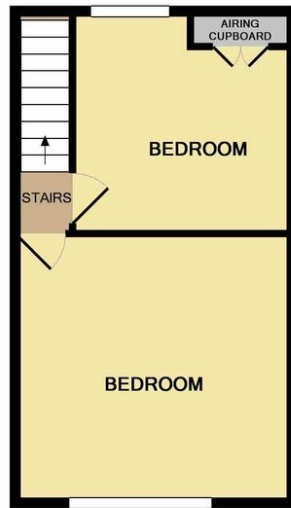
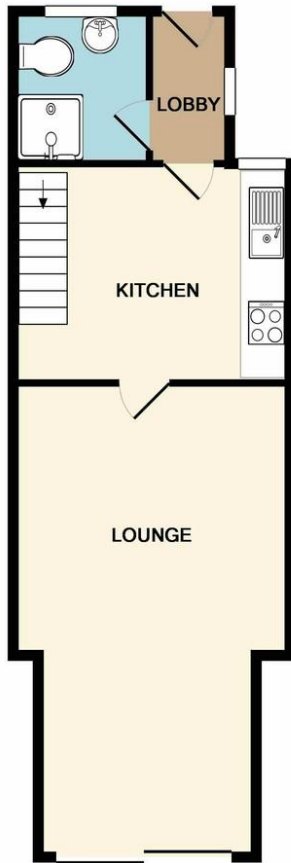


LOCAL COUNCIL West Lindsey District Council 01427 676676



TENURE Freehold to be confirmed by solicitors.

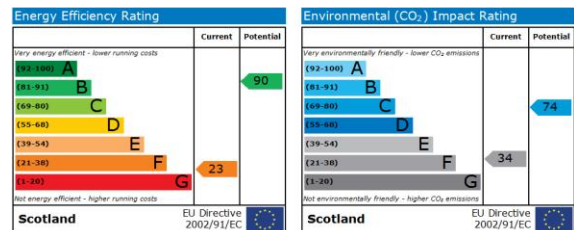
VIEWINGS By appointment only through the agents Sanderson Green 01472 855030



TOTAL APPROX. FLOOR AREA 694 SQ.FT. (64.4 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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sandersongreen

13 Market Place, Caistor LN7 6TW
T +44 (0) 1472 855030
F +44 (0) 1472 855031
E info@sandersongreen.co.uk
W www.sandersongreen.co.uk



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