



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



**82 North Street**  
Caistor  
Market Rasen  
LN7 6QU

**£350,000**  
**Freehold**

Superb Presentation  
Quality Detached Bungalow  
Three Bedrooms  
Good Sized Lounge/Separate Dining Room  
Large Breakfast Kitchen  
Shower Room & Cloakroom  
D.G./Gas C.H.  
Large Garden  
No. Forward Chain



## GENERAL

This is a superbly presented detached bungalow in attractive location, yet close to the centre of Caistor, being sold with no forward chain. The property briefly comprising: Entrance Hall leading to well proportioned Lounge with double door access to Dining Room, sizeable Breakfast Kitchen, Cloakroom, 3 Bedrooms, the Master Bedroom having a dressing room area, additional family Shower Room. Double glazed with gas fired central heating.

Externally the property is approached over block paved driveway with additional parking and pebbled garden area to the front, leading to an attached Single Garage. The rear has a sizeable, landscaped garden with large patio area and summer house. Additional raised patio, leading to formal lawns with flower beds and towards the rear boundary an orchard.

## ACCOMMOATION

### ENTRANCE HALL

With glazed front entrance door, radiator

### LOUNGE

15' 8" x 13' (4.78m x 3.96m) Having sliding patio doors to rear garden. Additional glazed double doors to Dining Room, radiator, recessed fireplace containing coal effect gas fire on tiled hearth and wood mantel over

### DINING ROOM

13' x 10' (3.96m x 3.05m) Having oriel bay window to front, radiator



### **BREAKFAST KITCHEN**

18' 7" x 13' 9" (5.66m x 4.19m) (narrowing to 8'8" in breakfast area)

Having window to rear, glazed external door to rear garden, generous range of attractive wall and base units incorporating plumbing for both dishwasher and automatic washing machine, integrated electric ceramic hob with cooker extractor over, electric oven/grill, gas central heating/hot water boiler, 1 1/2 bowl sink unit with mixer tap, radiator, tiled splash backs.

### **RETURN HALLWAY**

With recessed cupboard, leads to

### **CLOAKROOM**

With window to front elevation, vanity unit with inset hand basin, vertical heated towel rail, low level WC, part tiled walls

### **BEDROOM ONE**

14' 7" x 12' 3" (4.44m x 3.73m) With window to driveway, further window to side elevation, range of recessed wardrobes and drawers to one wall with matching bedside unit, being open to

### **DRESSING ROOM**

10' 0" x 8' 0" (3.05m x 2.44m) With window to driveway, radiator

### **BEDROOM TWO**

13' x 11' (3.96m x 3.35m) With window to rear, radiator, fitted wardrobes, drawer units and dressing table to match

### **BEDROOM THREE**

10' x 8' (3.05m x 2.44m) With window to side elevation, radiator

### **SHOWER ROOM**

9' x 7' 6" (2.74m x 2.29m) Being part tiled with window to side elevation, down lighters to ceiling, walk-in tiled and glazed double shower unit with mains shower, heated towel rail, low level WC and recessed airing cupboard containing hot water cylinder and additional recessed shelved cupboard.

### **OUTSIDE**

The property is approached over block paved driveway to a sizeable parking area suitable for a number of vehicles, further extending to attached SINGLE GARAGE with up and over door, containing power and light and pedestrian door to rear garden. Additional front garden down to pebble design with raised beds.

The rear garden, attractively landscaped, with large patio area containing timber summer house, further raised patio leading to formal lawns with mature shrubs, ornamental plants and towards the rear boundary, access via picket fence and low gate, can be found an orchard with variety of fruit trees.

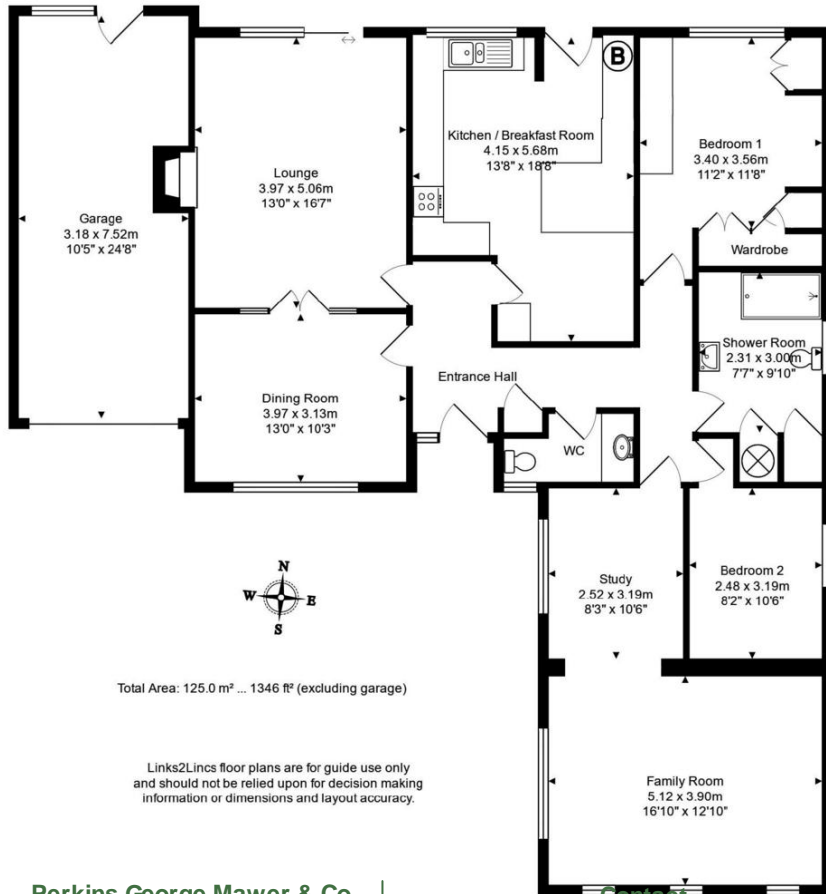
The property has external lighting and is highly recommended for both internal and external inspection to fully appreciate the accommodation provided.



**Local Authority  
Council Tax Band  
EPC Rating**

West Lindsey District Council

D  
D



Total Area: 125.0 m<sup>2</sup> ... 1346 ft<sup>2</sup> (excluding garage)

Links2Lincs floor plans are for guide use only and should not be relied upon for decision making information or dimensions and layout accuracy.

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		96
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		