



**Grimsby Road,**  
Caistor, Lincolnshire, LN7 6QY

**NEWTON**FALLOWELL 



Grimsby Road,  
Caistor, Lincolnshire, LN7 6QY  
**£140,000**

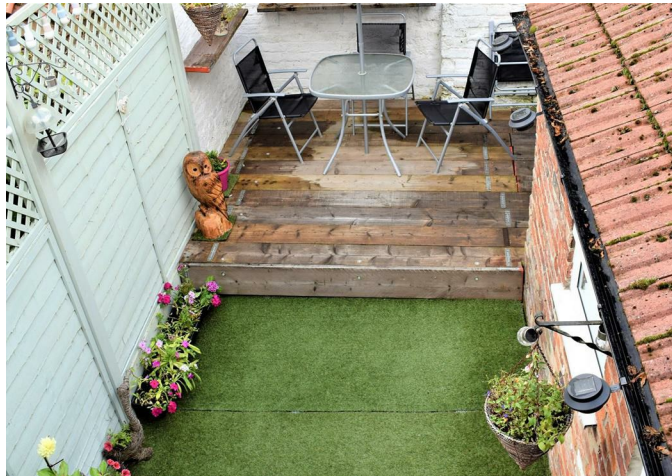
An excellent first family home close to the historic heart of Caistor.

Arranged over four floors this stylish 3 bedroom home briefly includes a forward facing Lounge with feature fire, well appointed dining kitchen and a ground floor Shower room. There is also a useful Cellar which could easily provide either Study or Games room space. The first floor includes a double and single bedroom together with a Bathroom with traditional suite and the remaining double bedroom is situated on the top floor. The rear private Courtyard is an ideal entertaining area. Early viewing considered essential.

**LOUNGE**

12'5" x 10'4" max (3.79m x 3.17m max)

A panelled door opens to the well lit forward facing Lounge with its traditional, exposed ceiling beams and painted fire surround with contrasting hearth and inset pebble effect gas fire. The room also benefits from oak effect flooring, tv aerial point, telephone point, radiator and Pvcu double glazed window.





### DINING KITCHEN

11'3" max x 11'2" (3.44m max x 3.41m)

The undoubted social heart of the home appointed with a good range of cream fronted units with contrasting granite style work tops to include inset 1 1/2 bowl resin sink unit with mixer tap and 2 cupboards under, space and plumbing for both an automatic washing machine and dishwasher, a further 5 base units, refrigerator recess, electric cooker space with extractor over together with an additional 8 units at eye level, tiled splash areas, radiator, Pvcu double glazed windows to the rear and side aspects, terracotta tiled floor and a part glazed door to

### REAR ENTRANCE

6'4" x 5'0" (1.94m x 1.54m)

A practical area with wall mounted gas fired combination boiler, space for a tumble drier, radiator, terracotta tiled floor part glazed door to the Courtyard and door to

### SHOWER ROOM

5'3" x 5'6" (1.61m x 1.69)

Appointed with a suite in white to include close coupled wc, pedestal wash hand basin, glazed and tiled shower enclosure, radiator, part tiled walls, extractor fan and Pvcu double glazed window.

### CELLAR

11'10" x 9'8" (3.63m x 2.95m)

A potential Study or games space with Pvcu double glazed window, radiator, ceiling beam and laminated flooring.

### FIRST FLOOR

#### LANDING

With radiator and stair to the first floor.

### BEDROOM 1

12'4" x 10'5" (3.76m x 3.19m)

A well proportioned forward facing double room with Pvcu double glazed window, ceiling beam, radiator and tv aerial point.

### BEDROOM 2

8'3" x 6'5" (2.52m x 1.98m)

A rear facing single room with Pvcu double glazed window, radiator and ceiling beam.

### BATHROOM

8'2" x 4'10" (2.50m x 1.48m)

Stylishly appointed with a traditional suite in white to include a close coupled wc, wash stand with circular basin and mixer tap, claw and ball foot bath with telephone style mixer shower attachment, radiator, extractor fan, tiled splash areas, ceiling beam and Pvcu double glazed window.

### 2ND FLOOR

#### BEDROOM 3

15'7" x 10'4" (4.75m x 3.16m)

Extending the full width of the 2nd floor this twin aspect room includes a Pvcu double glazed window to the front and skylight to the rear, radiator, ranch style balustrade rail and vaulted ceiling with exposed beam and truss work.

### OUTSIDE

The property enjoys a private, enclosed rear Courtyard which is designed for relaxed socialising with a two tier area topped with synthetic grass leading to a raised timber seating platform. There is painted brick walls to 2 sides and a high timber fence with trellis separates the remaining side. A high timber gate allows pedestrian access across the adjoining properties.

### TENURE STATUS

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.



### IMPORTANT NOTE TO PURCHASERS

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### MORTGAGE ADVICE

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

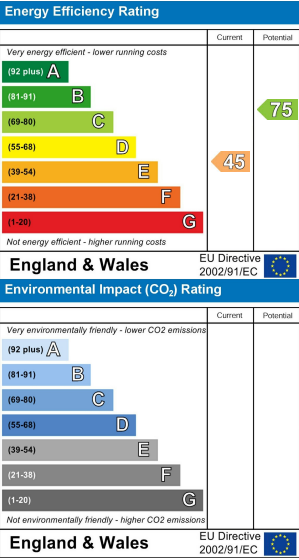
### CONVEYANCING

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Brr Law, Bridge McFarland and Mason Baggott and Garton. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

### VALUATION

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 or Newton Fallowell Caistor on 01472 433030 for a free market appraisal.





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