

MARTIN MASLIN

6 THE MEADOW
CAISTOR
MARKET RASEN
LINCOLNSHIRE
LN7 6XD



An impressive four Bedroom detached family home, extended by the addition of a Sun Lounge with a recently installed new roof, enjoying views onto a good sized rear garden.

Over the past three years, the property has undergone a select scheme of updating including a shaker style Kitchen forming the hub of the house, creating an 'L' shaped open plan Dining Room linking the Sun Lounge, a multi log burning stove added to the Front Lounge and two modern and stylish Bathrooms including an ensuite Shower Room skillfully converted from the original fifth Bedroom. The central heating system has been updated with a combination boiler and designer radiators, whilst the main house benefits from relatively updated uPVC double glazing. Accommodation briefly comprising; an Entrance Porch, Hallway, Front Lounge, spacious open plan Living Kitchen Dining and Sun Lounge, Cloakroom with w.c, four good sized Bedrooms including Principal Bedroom with stylish ensuite Shower Room and a further modern Family Bathroom. The property enjoys a pleasant cul-de-sac position lying just off Navigation Lane within walking distance of the centre of this sought after market town, providing local shops and schools of good reputation. Viewing recommended. EPC rated C.

£297,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A smart composite front door gives access to an entrance porch with a further double glazed door.

HALLWAY

4.50m (14'9") x 1.93m (6'4")

A welcoming hallway where a ranch style staircase leads to the first floor, it has a radiator and an understairs storage cupboard and an integral door into the Garage.

LOUNGE

4.50m (14'9") x 3.66m (12'0")

A pleasant room featuring a must have cast iron multi fuel burning stove, set within its own recess on a granite hearth. There is a radiator and a uPVC double glazed front window.

OPEN PLAN LIVING DINING KITCHEN

7.52m (24'8") x 3.00m (9'10")

A superb modern Kitchen recently fitted with a range of light dove grey cabinets in a shaker finish. Complimentary deck washed grey worktops incorporate an enamel sink with spray mixer tap, matching upstands and a breakfast overhang. A host of integrated Bosch appliances include a five ring wok style hob with a fixed overhead extractor fan, single fan assisted oven and grill, split level fridge and freezer, integrated dishwasher and a built in washing machine. The Kitchen has a large uPVC window, a stable door to the garden and designer radiator. A complimentary grey laminate floor flows through the Kitchen and into the Dining Area providing space for a table and chairs with a designer radiator. The open plan Sun Lounge provides additional family space with an insulated roof, recessed lighting and uPVC windows. Whilst French double glazed doors provide views and access onto the rear garden.

CLOAKROOM

A modern tiled Cloakroom comprising low flush w.c., vanity wash handbasin and a chrome heated towel rail.

FIRST FLOOR LANDING

With a radiator and access to the loft space. All rooms lead directly as follows.

BEDROOM ONE

3.66m (12'0") x 3.58m (11'9")

A good sized Bedroom featuring a ceiling fan light, radiator and a large uPVC double glazed window.

ENSUITE SHOWER ROOM

2.26m (7'5") x 1.93m (6'4")

A modern stylish shower room, fashionably tiled wall boarding, comprising white suite featuring a back to the wall w.c, vanity wash handbasin with mirror over and a double walk in shower cubicle, with drencher head and unit. It has a chrome heated towel rail and a uPVC double glazed window.



HALLWAY



LOUNGE



OPEN PLAN LIVING DINING



OPEN PLAN LIVING DINING

BEDROOM TWO

3.66m (12'0") x 3.05m (10'0")

A good sized double bedroom with a radiator and uPVC double window overlooking the rear garden.

BEDROOM THREE

3.53m (11'7") x 2.74m (9'0")

With a ceiling fan light, radiator and uPVC double glazed window.

BEDROOM FOUR

2.84m (9'4") x 2.79m (9'2")

An 'L' shaped bedroom with radiator and uPVC double glazed rear window.

BATHROOM

1.83m (6'0") x 1.78m (5'10")

A smart modern Bathroom with a tiled effect wall boarding and white suite. Comprising back to wall push button w.c, vanity unit with offset sink and pillar tap and a P shaped bath with drencher head and screen. There is a chrome heated towel rail and double glazed window.

GARAGE

5.44m (17'10") x 2.74m (9'0")

With an electric roller front door, power and light and courtesy door to the hallway.

OUTSIDE

The front garden is paved, providing valuable off road parking with hedging to one side. In the Agents opinion the split level rear garden forms one of the main attractions with its lower tier block paved patio providing an ideal sun trap and steps leading onto a raised lawn garden with further patio and large timber shed. Fencing ensures privacy for the present owners.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are all connected and broadband speeds and availability can be accessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Kierer combination central heating boiler in the Kitchen and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band D. The tenure is Freehold subject to solicitors verification.

VIEWING

Strictly via the Agents on Grimsby 311000. A walkthrough video with commentary can be found on Rightmove and the Martin Maslin website.



SUN LOUNGE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



BATHROOM



OUTSIDE



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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