

1, Horsemarket

| Caistor, Market Rasen | LN7 6UP

Offers In The Region Of £150,000

Perkins George Mawer & Co.

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

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Grade II Listed Home in the Heart of Caistor within walking distance of the Historic Market Town's Grammar School, Market Square with Cafes, Independent Shops and Pubs. Horsemarket was one of four squares with its name highlighting the town's history and former agricultural connections, including horse fairs in the 18th and 19th centuries.

The home has been within the same family for many years and is now ready to be returned to its former glory by the new owner with a program of sympathetic restoration. It has accommodation over three floors with character features including beams, ceiling timbers and latched timber doors. It comprises in brief: Living Room, Inner Hall, Kitchen/Dining Room, Utility Room, Sitting Room, Rear Hallway and Downstairs Cloakroom/Wet-Room. On the First Floor there is a Landing/Study Area, Two Bedrooms and the Main Bathroom whilst on the Second Floor there are Two Further Bedrooms. Outside there is a Good Sized Courtyard Terraced Garden. This home is offered For Sale with No Chain.

- Grade II Listed Home
- Five Minute Walk to Caistor Grammar
- Kitchen/Dining Room
- Four Bedrooms & Two Bathrooms
- Central Caistor Location
- Character Home with Great Potential
- Two Reception Rooms
- No Chain

Living Room

11'6 x 11'9 (3.51m x 3.58m)

Approached through panelled entrance door. Multi fuel burner with brick surround and hearth. Window to front. Double radiator in decorative cover. Multi pane glazed inner door to-















Inner Hall

Recess for coat storage. Stairs to First Floor with window to rear. Terracotta colour tiled floor. Multi pane glazed inner door to:-

'L' Shaped Kitchen & Dining Room

24'3 overall length - 12'8 x 8'8 plus 11'7 x 12'3 (7.39m overall length - 3.86m x 2.64m plus 3.53m x)

Range of oak panel fronted wall and base units, wall units with pelmets and some concealed lighting under. Wood work-surfaces with Belfast sink. Breakfast bar. One double and one single matching larder unit. Space for range cooker with extractor hood over. Pull out wicker produce drawers. Double radiator. Terracotta colour tiled floor. Built-in dishwasher. Tiled splashbacks. Part vaulted ceiling with beamed feature. Roof-light. Sealed unit double glazed window to rear. Hald sealed unit double glazed door to garden. Multi pane glazed inner door to:-

Utility Room

9'9 x 7'3 (2.97m x 2.21m)

Matching wall and base units plus work-surfaces. Housing for washing machine. Beams. Double radiator. Two latched doors to storage cupboards. Two pairs of double opening multi pane glazed doors to the Sitting Room and Rear Lobby.

Sitting Room

11'6 x 11'3 minimum (3.51m x 3.43m minimum)

Two windows to the front. Beamed ceiling. Double radiator in decorative cover.

Rear Lobby

Half sealed unit double glazed door to rear garden. Latched door to:-

Ground Floor Wet Room/Cloakroom

Low Level W.C. Trough style sink. Shower. Tiling to water sensitive areas. Chrome heated towel rail.

First Floor Landing/Study

7'5 x 10'6 maximum (2.26m x 3.20m maximum)

Bulkhead over stairs. Sealed unit double glazed window to the rear. Coving. Airing cupboard housing gas boiler. Latched doors off.











Bedroom One
11'6 x 11'8 min (3.51m x 3.56m min)
Window to front. Double wardrobe. Radiator. Doorway to 'Secret Servants Staircase' which goes up to the Second Floor Bedroom Three.

Bedroom Two
8'6 x 11'9 min (2.59m x 3.58m min)
Window to front. Double radiator.

Bathroom
7'6 x 9'7 average (2.29m x 2.92m average)
White suite of bath with telephone style mixer/shower tap attachment and screen over. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Part wood panelled to dado height. Radiator. uPVC double glazed window to the rear.

Second Floor Landing
Exposed ceiling timbers. Latched doors off.

Bedroom Three
11'6 x 11'6 (3.51m x 3.51m)
Exposed ceiling timbers and beams. Window to front. Radiator. Rooflight window. Trap door to 'Secret Servants Staircase' from Bedroom One.

Bedroom Four
8'6 min x 11'7 min (2.59m min x 3.53m min)
Radiator. Window to front. Exposed ceiling timbers and beams. Rooflight window.

Split Level Rear Garden
Gated pedestrian access via next door. Four main paved areas including circular terrace feature.Stone and railway sleeper retaining walled borders. Mature shrubs and trees.

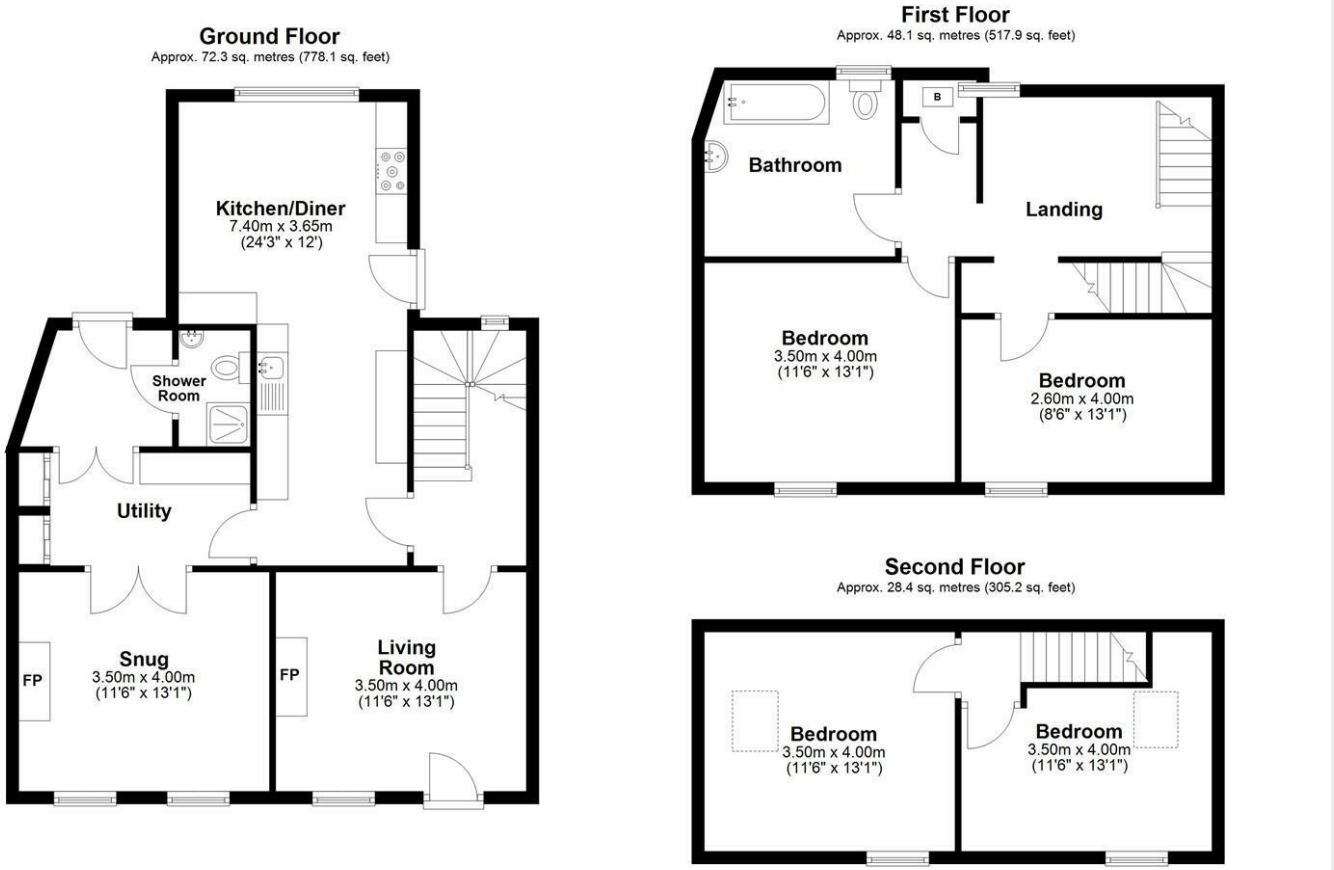
Additional Information
Tenure: Freehold
Services: T.B.C.
Council Tax Band: B - West Lindsey
E
Agents Note: Grade II Listed property with relevant restrictions
Agents Note: We have been made aware this home had Japanese Knotweed and that it has been remedied - We await written confirmation.











Total area: approx. 148.8 sq. metres (1601.2 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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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.