



7, Roman Way

| Caistor | LN7 6LW

£190,000



Perkins George Mawer & Co.

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

7

Roman Way |
Caistor | LN7 6LW
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'Show Home' condition, this is an absolutely spotless and beautifully presented Modern, Detached Bungalow within a short distance of Caistor Town Centre. This historic Market Town dating back to Roman times and being named after a Roman Fortress. The pretty Market Square still hosts a bustling Saturday Market, the perfect place to find local produce, fresh fruit and vegetables and homemade bakes. After shopping you can nip into the local cafe and catch up with friends and neighbours, alternatively you could visit the town's pub. Additional amenities include the Caistor Health Centre, Co-op Food Store, Vets and the Town Hall with many Groups and Activities to join in and meet friends new and old plus new neighbours.

This 'Show Home' Pristine Detached Bungalow is warmed by gas radiator heating and retained with uPVC double glazing. It comprises in brief: Entrance Hall with Storage, Lounge/Dining Room, Fitted Kitchen with built-in appliances, Two Bedrooms both with fitted wardrobes, Modern Shower Room and Conservatory. There are Gardens to Front and Rear with a footpath to the Single Garage plus Parking Space.

Anyone looking for a home they can step straight into and enjoy, need look no further!



- ** PRICED TO SELL - OWNER SUITED **
- 'Show Home' Condition
- Close to Caistor Town Centre
- Lounge/Diner plus Conservatory
- Fitted Kitchen & Modern Shower Room
- Two Bedrooms with Fitted Wardrobes
- Good Sized Level Garden
- Single Garage plus Parking

Entrance Hall

Approached through wood effect, composite entrance door with double glazed insert. Radiator. White panel effect doors off. Coat/Storage Cupboard. Access to loft.



Fitted Kitchen

8'8 x 8'7 (2.64m x 2.62m)

Cream colour, Shaker style wall and base units, wall units with pelmets. Matching work-surface mounted cupboard housing the gas boiler. Built-in Fridge, Freezer, Dishwasher, Electric Oven, Gas Hob and concealed Extractor. Mosaic effect tiled splashbacks. Window to front. Radiator. Space for washing machine.

Lounge & Dining Room

17'6 x 11'3 (5.33m x 3.43m)

Double radiator. Window to front.

Bedroom One

12'4 x 10'11 (3.76m x 3.33m)

Double floor to ceiling fitted wardrobe. Window to rear. Radiator.

Bedroom Two

8'8 x 8'11 plus wardrobe depth (2.64m x 2.72m plus wardrobe depth)

Built-in double wardrobe. Radiator. uPVC double glazed door and matching side screen to Conservatory.

Modern Shower Room

White suite of large step-in corner shower with 'Mermaid' style boarding in the enclosure. Pedestal wash basin. Low level W.C. Tiling to water sensitive areas. Window to side. Radiator.

Conservatory

9'0 x 8'3 (2.74m x 2.51m)

Tiled floor. uPVC double glazed windows to sides and rear. Double glazed, double doors to garden.

Front Garden

Mostly laid to lawn.





Good Sized & Level Rear Garden

Mostly lawned. Raised flower or vegetable bed.
Herbaceous borders. Two paved patio areas. Pathway
leading to the Single Garage and Parking Space.

Single Garage

Up and over door. Rear personnel door to rear garden.
Additional parking space in front of the garage. Vehicle
access via a driveway to the side of the neighbouring
bungalow.

Additional Information

Tenure: Freehold

Services: All mains services are connected

EPC Grade: C

Council Tax Band: B - West Lindsey





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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 89 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Ground Floor

Approx. 67.0 sq. metres (721.4 sq. feet)



Total area: approx. 67.0 sq. metres (721.4 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.