



# Linden Lea, Sandbraes Lane

Caistor | Market Rasen | Lincolnshire | LN7 6SB

Guide Price £235,000



**Perkins George Mawer & Co.**

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

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A secluded bungalow (subject to an Agricultural Occupancy Condition) situated on the edge of the popular market town of Caistor. The property is set in a generous half an acre plot with further paddock area to south. The property is a blank canvas and offers great scope for modernisation and personalisation.

- Detached Bungalow
- Subject to Agricultural Occupancy Condition
- Extending to 0.94 Acre in all
- 3-Double Bedrooms
- Secluded Location
- Popular Market Town of Caistor

## Location

The bungalow is nestled in sheltered spot approximately 160 meters down Sandbraes Lane, just off the main North Kelsey Road on the western edge of Caistor.

Caistor itself offers a wide variety of amenities including shops, public houses, cafes, schools and surgery. The village is situated on the edge of the Lincolnshire Wolds, about 10 miles North of Market Rasen and 13 miles West of Grimsby.





### Agricultural Occupancy Condition

The property is subject to an Agricultural Occupancy Condition that states the occupation of the dwelling shall at all times be limited to persons whose employment or latest employment is or was employment in agriculture, and including also the dependants of such persons as aforesaid.

### Accommodation

The accommodation is arranged over a single floor and comprises: -

#### Utility

12'9" x 10'9" (3.9 x 3.3)

uPVC lean-to extension to the bungalow. With tiled floors, plumbing for washing machine and separate brick cloakroom with W/C.

#### Kitchen

13'5" x 8'6" (4.1 x 2.6)

Tiled flooring, part fitted base units with stainless steel sink and drainer, plus built in pantry cupboards. The kitchen also houses the boiler and a radiator.

#### Lounge

13'9" x 22'11" (4.2 x 7.0)

Spacious room with uPVC windows to three aspects. Open fire place with decorative tiled surround. Separate door on to main entrance porch and vestibule with storage cupboard.

Wall mounted air source heat pump and additional radiator.

#### Bedroom 1

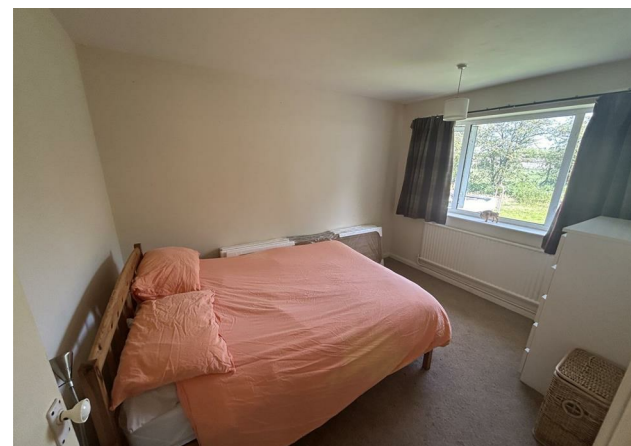
10'9" x 10'9" (3.3 x 3.3)

With radiator and window on to gardens.

#### Bedroom 2

10'9" x 13'5" (3.3 x 4.1)

Window on to rear of the property, plus radiator.



### Bedroom 3

9'2" x 10'9" (2.8 x 3.3)

Radiator on wall and window overlooking front gardens.

### Bathroom

5'2" x 9'2" (1.6 x 2.8)

Fitted bath with shower over, W/C with separate pedestal sink and tiled floors.

### Garage

17'4" x 4'3" (5.3 x 1.3)

Electric roller shutter door, pedestrian door to rear on to the utility.

### Outside

Extensive garden and grounds border the property on all sides and extends to approximately 0.52 Acre. The gardens are primarily laid to lawn and scattered shrubbery.

There are a number of outbuildings and greenhouses at on the property, these may be subject to removal by the Vendor (open to negotiation). The ample tarmac driveway has off-road parking for 2 cars.

To the south of the bungalow is a grass paddock area extending to about 0.42 Acre, with shrubbery, some fencing, mature hedgerows and trees. In addition to access via the main plot. there is a separate gated access directly off Sandbraes Lane.

### Access

The property is located down Sandbraes Lane (approximately 160m), with direct vehicular access from two points. Sandbraes Lane is an un-adopted highway.



### Services

The property benefits from mains gas, water and electricity. A private drainage system is in existence. There is an array of roof mounted solar PV panels. The property is fitted with gas central heating, there is also has an air source heating system fitted. (Further documentation and warranty information available upon request).

### Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

### Boundaries

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

### Plans & Areas

These have been prepared as carefully as possible. They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

### Method of Sale

The property is offered for sale by Private Treaty.

### Buyer Identity Check

Prospective buyers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

### Viewing

Viewing strictly by appointment through the Selling Agents, Perkins George Mawer & Co.

### Additional Information

Tenure: Freehold

Floor Area: 1,236 sqft

EPC Rating: C

Council Tax Band: C





Total area: approx. 1236.2 sq. feet

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net)  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Perkins George Mawer & Co**  
Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire  
LN8 3EH

01673 843011  
info@perkinsgeorgemawer.co.uk  
www.perkinsgeorgemawer.co.uk

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.