



24, Nettleton Road

| Caistor | LN7 6NB

£775 Per Month



Perkins George Mawer & Co.

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

# 24

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## LITTLE STUNNER!

Nestled along the charming Nettleton Road in the picturesque market town of Caistor, this delightful terraced cottage effortlessly blends period character with everyday comfort. Dating back to circa 1800 and lovingly maintained, this charming home is ready to move straight into.

Offering approximately 797 sq ft of well-proportioned accommodation, the cottage boasts a cosy reception room, complete with an inviting open fire — the perfect spot to unwind on chilly evenings or entertain friends. The country-style kitchen adds to the home's rustic charm, complemented by a handy utility space providing valuable additional storage and ground floor modern bathroom.

Upstairs, you'll find two generous double bedrooms, offering comfortable and peaceful retreats, alongside a conveniently located bathroom.

Outside, the appeal continues with a low-maintenance lifestyle, leaving you more time to enjoy the beautiful surrounding Lincolnshire Wolds and everything this sought-after location has to offer.









### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>91</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>72</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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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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.