

19, The Meadow

| Caistor, Market Rasen | LN7 6XD

Offers In The Region Of £190,000

Perkins George Mawer & Co.
Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

19

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An Extended and Spacious Detached Bungalow set in a Quiet Cul-De Sac Nestled in the Charming Market Town of Caistor, which offers excellent schooling with the renowned Caistor Grammar School, perfect for families looking to provide their children with quality education options. Additionally, the property is located near the stunning Lincolnshire Wolds, offering a Wealth of Outdoor Activities and Picturesque Landscapes for those who enjoy the Outdoor Lifestyle.

Ready to be Re-Loved this Bungalow offers Great Potential and Good Space for the next custodian. It is warmed by Gas Radiator Central Heating and the Warmth is retained with the help of uPVC Double Glazing, there is also a Log Burner for Cosy Autumn and Winter Evening's at Home.

The accommodation is warmed by Gas Radiator Central Heating and the warmth is retained with the help of uPVC Double Glazing and it comprises in brief; Entrance Porch, Extended 'L' Shaped Lounge/Dining Room, 'L' Shaped Kitchen with archway to Utility Area. An Inner Hall leads to a Study/Occasional Fourth Bedroom plus Three Bedrooms, Bathroom and En-Suite Shower Room. Outside there are Gardens to Front and Rear, Block Paved Parking and a Single Garage.

- Extended & Spacious Bungalow
- Owned Solar Panels
- 'L' Shaped Lounge/Diner
- Study plus Three Bedrooms
- Gardens to Front & Rear
- Ready to be Re-Loved
- Huge Scope & Good Sized Rooms
- Kitchen & Utility Area
- Bathroom & En-Suite
- Parking and Single Garage

Entrance Porch

Approached through half uPVC panelled entrance door with double glazed insert with stained and leaded feature. Access to loft space. Window to front. Double radiator. Multi pane, single glazed inner door to:-

















Extended 'L' Shaped Lounge/Dining Room

17'1" x 16'6" plus 6'11" x 10'11" (5.21m x 5.05m plus 2.11m x 3.35m)

One single and one double radiator. Log burner with brick surround and flagstone effect hearth and mantel. Two windows to the front and two windows to the side. Doors off to Kitchen and Inner Hall.

'L' Shaped Kitchen

10'3 x 6'5 plus 6'4 x 6'5 (3.12m x 1.96m plus 1.93m x 1.96m)

Fitted wall and base units. Roll-top worksurfaces. Double drainer, stainless steel sink top. Wood effect tiled floor. Tiling to coving height. Window to side. Half uPVC panelled and half double glazed door to side. Window to side. Cupboard housing gas boiler. Archway to-

Utility Area

5'11 x 4'11 plus recess and storage cupboard (1.80m x 1.50m plus recess and storage cupboard)

Pantry cupboard. uPVC double glazed internal window to Entrance Porch. Wood effect tiled floor.

Inner Hall

Radiator. Access to loft.

'L' Shaped Bedroom One

9'10 x 12'4 plus 10'5 x 9'5 (3.00m x 3.76m plus 3.18m x 2.87m)

uPVC double glazed patio doors to garden. Window to side. Built-in wardrobe. Two radiators. Door to:-

En-Suite Shower Room

Step-in shower cubicle. Wash basin. Low level W.C. Tiled to full height. Window to rear.

Bedroom Two

8'6 x 10'0 plus fitted cupboards (2.59m x 3.05m plus fitted cupboards)

Range of fitted cupboards/wardrobes. Double radiator. Window to side.



Study/Occasional Fourth Bedroom
10'3 8'10 (3.12m 2.69m)
Window to side. Double radiator. Double opening airing cupboard housing hot water cylinder. Door to:-

Bedroom Three
9'6 x 10'8 (2.90m x 3.25m)
Radiator. Window to rear.

Bathroom
Corner bath. Pedestal wash basin. Low level W.C. Double radiator. Tiled to full height. Two windows to side.

Front Garden
Lawn. Mature hedgerow. Flower border. Block paved driveway and parking. Access through double opening wrought iron gates to additional block paved driveway and parking and giving access to:-

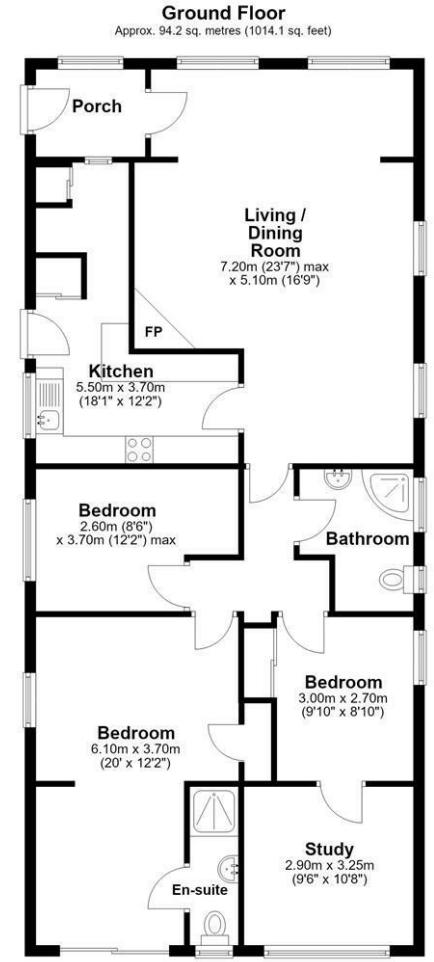
Brick Built Single Garage
Up and over door.

Rear Garden
In need of cultivation. Patio. Greenhouse. Timber garden shed. Summer House. Small Pond.

Additional Information
Tenure: Freehold
Services: T.B.C.
Council Tax Band: D - West Lindsey
EPC Rating: T.B.C.
Broadband: T.B.C.
Solar Panels: There are owned Solar Panels at the property.

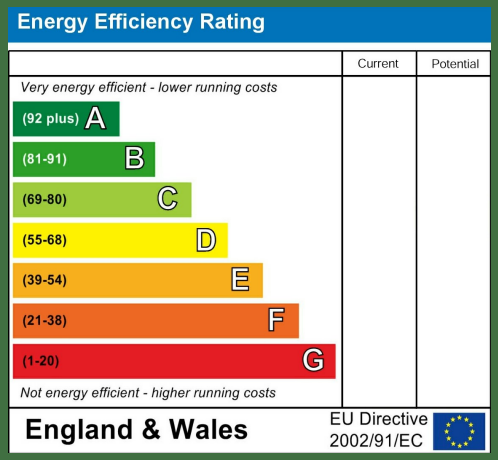






Total area: approx. 94.2 sq. metres (1014.1 sq. feet)

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



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Agents Note:
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