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the family estate agents

Price Guide
£225,000

EPC Rating: D

74 North Street

Caistor, Market Rasen, LN7 6QU
3 Bedroom Semi-Detached Cottage



- ✓ A FINE TRADITIONAL SEMI-DETACHED COTTAGE
- ✓ 3 RECEPTION ROOMS
- ✓ FITTED KITCHEN & FAMILY BATHROOM
- ✓ 3 DOUBLE BEDROOMS
- ✓ DRIVEWAY & DETACHED GARAGE
- ✓ LARGE REAR GARDEN

10 Market Place, Brigg, North Lincolnshire, DN20 8ES

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A characterful double fronted semi detached home, quietly situated on the outskirts of the popular village of Caistor, boasting beautiful open countryside views to the rear garden. The well maintained and proportioned accommodation briefly comprises; a rear entrance porch, fitted kitchen, separate dining area, and two front facing reception rooms both with feature fireplace stoves. The first floor provides a central landing leading to three generous bedrooms and a spacious family bathroom. To the rear of the property enjoy a spacious mature lawned garden with beautiful open countryside views. A hard standing driveway allows off street parking driveway allowing off street parking and leads to a spacious detached garage.



REAR ENTRANCE PORCH

Measures approx. 1.77m x 2.15m (5' 10" x 7' 1"). With a side barn style hardwood glazed door, a rear uPVC double glazed window, cushioned flooring, a working top surface with plumbing for an automatic washing machine, space for an undercounter fridge and tumble dryer, decorative beam to ceiling and a further barn style hardwood door allows access through to;



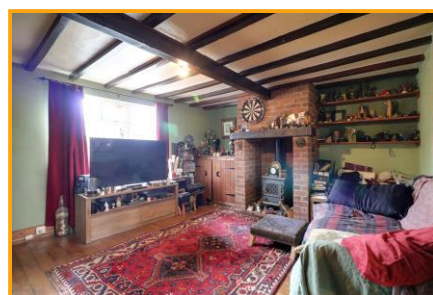
FITTED KITCHEN

Measures approx. 2.5m x 5.13m (8' 2" x 16' 10"). With a rear uPVC double glazed window. The kitchen enjoys a range of decorative wooden low level units, drawer units and wall units with rounded pull handles and a laminate working top surface incorporating a single stainless inset Belfast sink bowl unit with block mixer tap, space for a free standing cooker, space for an under counter fridge, tiled flooring, ceiling beams and opening which leads through to;



DINING ROOM

Measures approx. 2.5m x 4.1m (8' 2" x 13' 5"). With rear sliding aluminum glazed doors allowing access to the rear garden, wood strip flooring and an archway which leads through to;



FRONT LIVING ROOM

Measures approx. 3.74m x 4.18m (12' 3" x 13' 9"). With a front uPVC double glazed window and a feature open bricked recessed fireplace with a multi burning stove.

INNER HALLWAY

With a traditional single flight staircase leading to the first floor accommodation with adjoining grabrail and a barn style door which allows access through to;

FRONT SITTING ROOM

Measures approx. 3.73m x 4.18m (12' 3" x 13' 9"). With a front uPVC window, recessed bricked fireplace with a gas multi stove burner, decorative ceiling beams and spacious under the stairs storage cupboard and TV input.



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FIRST FLOOR LANDING

Includes loft access and internal barn style doors which give access to;

MASTER BEDROOM 1

Measures approx. 3.74m x 4.18m (12' 3" x 13' 9"). With a front uPVC double glazed window, wood strip flooring and a built-in over the stairs storage cupboard.

FRONT DOUBLE BEDROOM 2

Measures approx. 3.73m x 4.18m (12' 3" x 13' 9"). With a front uPVC double glazed window.

REAR DOUBLE BEDROOM 3

Measures approx. 4.1m x 2.43m (13' 5" x 8' 0"). With a rear uPVC double glazed window.

SPACIOUS FAMILY BATHROOM

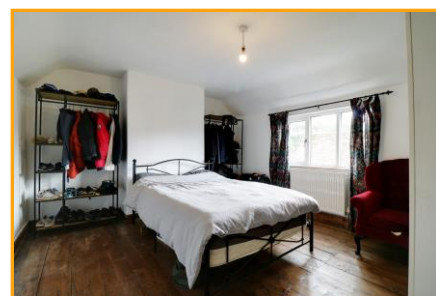
Measures approx. 2.5m x 4.5m (8' 2" x 14' 9"). With a rear uPVC double glazed window with frosted glazing and a three piece comprising a panelled bath with overhead chrome main shower, pedestal wash hand basin and a low flush WC, laminate flooring and a wall mounted Baxi gas combi boiler.

OUTBUILDINGS

The property has the benefit of a sizable detached brick built garage which has two twin front doors which measures 6.3m x 3.1m (20' 8" x 10' 2") with full power and lighting.

GROUNDS

To the rear of the property enjoys a spacious mature lawned garden with beautiful open countryside views. A hardstanding driveway allows off street parking to the side and leads to a spacious detached garage.



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property has a gas fired central heating system to radiators.

DOUBLE GLAZING

The property benefits from full UPVC double glazed windows and doors.

**** IMPORTANT ****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS): Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

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