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the family estate agents

Price Guide
£435,000

EPC Rating: D

The Willows 115 Brigg Road

Caistor, Market Rasen, West Lindsey, LN7 6RX
3 bedroom Detached Bungalow



- ✓ A STUNNING TRADITIONAL CHALET BUNGALOW
- ✓ QUALITY BESPOKE FITTED DINING KITCHEN
- ✓ LARGE MAIN LIVING ROOM
- ✓ 3 DOUBLE BEDROOMS WITH A MASTER EN-SUITE
- ✓ LARGE MATURE PRIVATE GARDEN WITH EXTENSIVE PARKING
- ✓ OPEN COUNTRYSIDE VIEWS TO THE FRONT



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'The Willows' is a stunning executive chalet style detached bungalow offering beautifully presented and extensively refurbished accommodation thought idea for the discerning family buyer or professional couple. The deceptively spacious accommodation comprises;

FRONT ENTRANCE PORCH

Enjoys a composite double glazed leaded entrance door, side uPVC double glazed window, attractive ceramic tiled flooring with matching skirting and an internal oak glazed door allowing access through to;

IMPRESSIVE CENTRAL INNER HALLWAY

Measures Approx. 9.44m x 1.97m (31' 0" x 6' 6"). Enjoys a fitted linen cupboard, a feature oak staircase allowing access to the first floor accommodation with under panelling and storage cupboard, wall to ceiling coving, inset modern LED spotlights and a wall mounted thermostat for the central heating.

LARGE FAMILY LIVING ROOM

Measures Approx. 3.66m x 8.63m (12' 0" x 28' 4"). Enjoys a dual aspect front and side uPVC double glazed windows, very attractive media wall with TV recess and fireplace recess, finished detail slate tiling, wall to ceiling coving, inset modern LED spotlights and a squared open archway allowing access through to;



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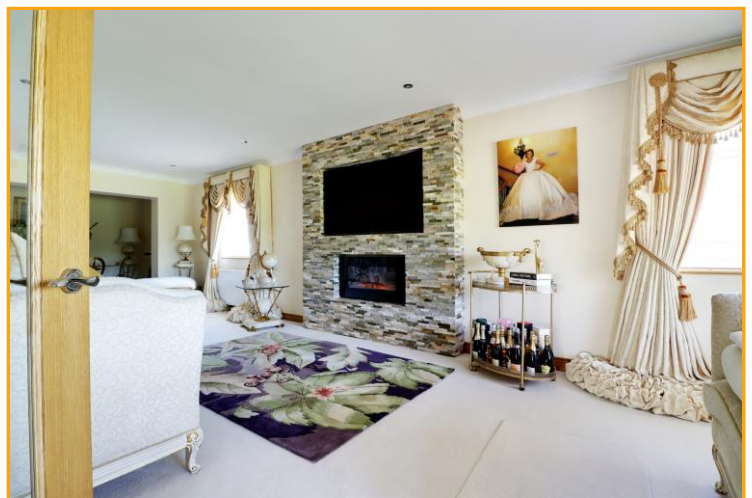
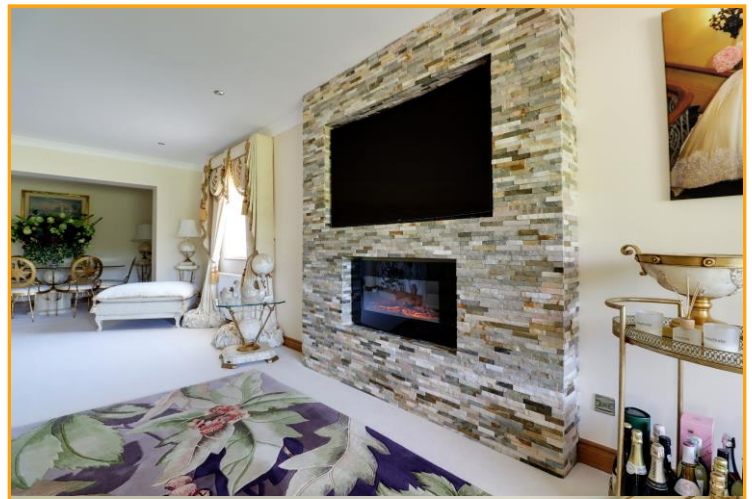
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DINING ROOM

Measures Approx. 2.43m x 3.64m (8' 0" x 11' 11"). Enjoys an internal oak glazed door leading through the hallway, wall to ceiling coving and inset modern LED spotlights.

LUXURY FITTED DINING KITCHEN

Measures Approx. 3.8m x 5.95m (12' 6" x 19' 6"). Enjoys dual aspect front and side uPVC double glazed windows, rear composite double glazed entrance door with patterned leaded glazing. The kitchen enjoys an extensive range of ivory finished shaker style low level units, drawer units and wall units with detailed pull handles and carved edging, a beautiful bevelled edge granite worktop with matching uprising, a one and a half bowl inset sink unit with drainer to the side and a chrome block mixer tap, space for a Range cooker with overhead broad canopied extractor fan with downlighting, quality integral appliances, ceramic tiled flooring with matching skirting, wall to ceiling coving and inset modern LED spotlights.



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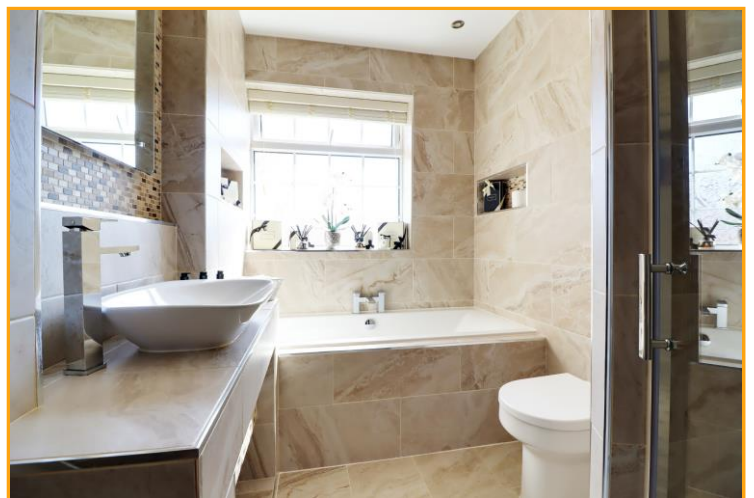
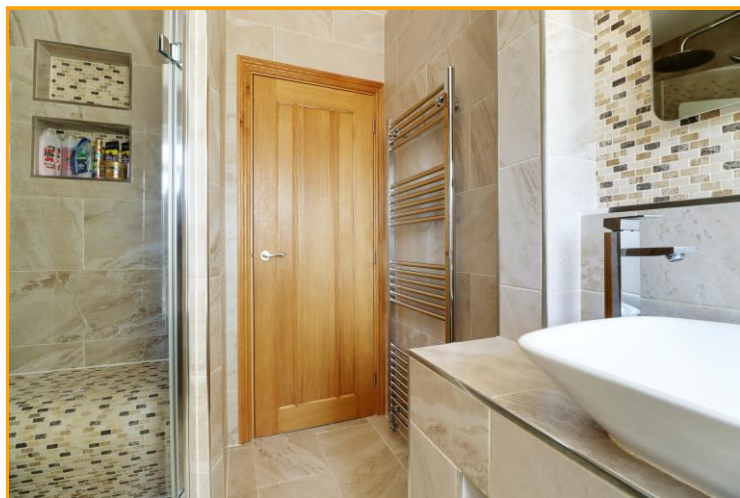
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MASTER BEDROOM 1

Measures Approx. 3.2m x 5.48m (10' 6" x 18' 0"). Enjoys a rear broad uPVC double glazed window, fitted with a quality range of bedroom furniture including dressing area with vanity table, wall to ceiling coving, modern inset LED spotlights and a door allowing access through to;

EN-SUITE SHOWER ROOM

Measures Approx. 1.94m x 1.3m (6' 4" x 4' 3"). Enjoys a rear uPVC double glazed window with inset patterned glazing, a contemporary suite in white comprising a close coupled low flush WC with adjoining vanity wash hand basin with storage cabinet beneath, a walk in double shower cubicle with glazed screen, tiled flooring with mosaic detailing and chrome edging, matching walls, a chrome heated towel rail and modern inset LED spotlights



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FIRST FLOOR LANDING

Enjoys a fitted airing cupboard with cylinder tank and a first floor toilet.

FIRST FLOOR TOILET

Enjoys a two piece modern suite in white comprising a low flush WC, vanity wash hand basin with storage cabinet beneath and tiled splash back, tiled flooring and a fitted chrome heated towel rail.

DOUBLE BEDROOM 2

Measures Approx. 3.05m x 4.46m (10' 0" x 14' 8"). Enjoys a rear uPVC double glazed window, extensive and quality range of fitted bedroom furniture including a vanity unit, TV point and a door leading through to a large fitted walk in wardrobe with hanging rail and shelving.

DOUBLE BEDROOM 3

Measures Approx. 4.2m x 3.1m (13' 9" x 10' 2"). Enjoys a front uPVC double glazed window, fully fitted bank of quality wardrobes with a central hidden TV mount and matching vanity unit.



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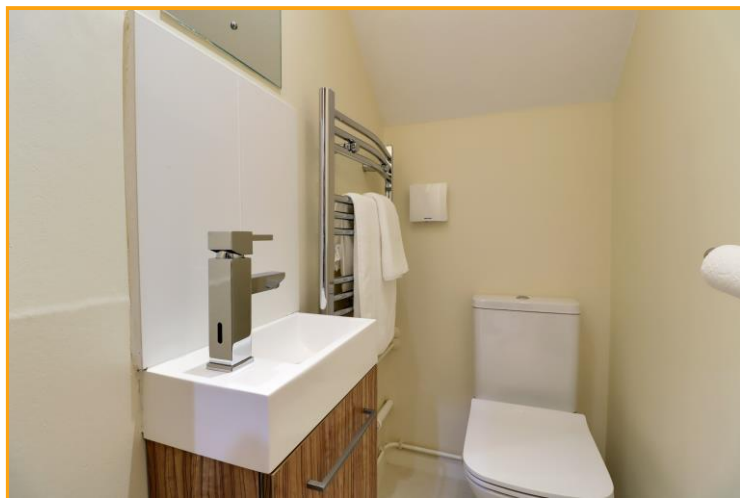
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GROUNDS

The property enjoys extensive mature private gardens with open rolling countryside views to the front. The gardens to the front being principally laid to lawn with hedge front boundaries, slate and planted borders to either side of an extensive block driveway that sweeps across the front and continues down the side allowing parking for excellent number of vehicles and allowing access to the garage. The rear garden enjoys an excellent degree of privacy, principally lawned with mature well stocked borders, block laid patio and an astroturf sheltered seating area.

OUTBUILDINGS

Measures Approx. 2.33m 2.31m (7' 8" x 7' 7"). Adjoining the rear of the property there is a fully equipped home office enjoying uPVC double glazed french doors with fitted blinds, internally fitted with quality desk unit with drawers beneath and overhead storage, wooden effect tiled flooring and wall to ceiling coving. The property enjoys an adjoining toilet with uPVC double glazed entrance door with patterned glazing, a low flush WC, a wall wash hand basin with rear uPVC double glazed window above, a wall mounted Baxi boiler and tiled flooring. The property also benefits from a detached brick built single garage. The property full planning permission for a 8m x 8m new garage located in the rear garden with home office from above.



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SERVICES

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

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from fully 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.



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