

***OLD LINCOLN ROAD,
CAYTHORPE, NG32 3DW***



Rear Aspect

New Price £195,000

Located close to the centre of this much sought after village and in a tucked away non estate setting, a recently built Two Bedroom Detached House with Private Rear Garden, Solar Panels, Recently Re-Fitted Double Glazing and Electric Wet System for Central Heating. This is a superb low maintenance property with accommodation comprising Living Room/Kitchen Area with French doors to garden, Lounge and Two First Floor Bedrooms. Outside there are low maintenance gardens surrounding the property providing a high degree of shelter. This is a unique property in this popular village and viewing is highly recommended.

Directions:

Travelling from Sleaford on the A17 towards Newark, at Byard's Leap turn left on to the B6403 and then turn right towards Caythorpe. Follow the road past the PGL College and down the hill and at the crossroads continue straight ahead into the village. Turn left into Old Lincoln Road and the property is located on the right hand side. There is pedestrian access only to the house with further pedestrian access to the High Street.

Entrance door provides access to the:

Kitchen/Living Room Area: 6.50m (21'4") x 3.38m (11'1") max

Having wall and base units, worktop, built-in dishwasher, ceramic hob, cooker hood, built-in oven, single bowl single drainer sink with monobloc tap, plumbing for automatic washing machine, tiled splashbacks, French doors to garden, Velux roof light, cupboard housing the electric boiler and radiator.

Shower Room:

Having corner mounted shower, low level wc, pedestal hand washbasin, tiled splashbacks and white towel radiator.

Lounge: 3.40m (11'2") x 2.87m (9'5")

Having two windows and radiator.

Stairs provide access to the First Floor Landing.

Bedroom 1: 3.40m (11'2") x 2.72m (8'11")

Having radiator.

Bedroom 2: 3.07m (10'1") x 2.44m (8'0")

Having radiator.

Outside:

The gardens to the front of the property are gravelled for ease of maintenance with a slabbed path providing access to the entrance door and rear garden. The fully **Enclosed Rear Gardens** are gravelled for ease of maintenance with Shed, decking area and there is a further small garden area to the bottom left hand corner which is currently fenced off for ease of maintenance.



Kitchen/Living Room



Further Aspect



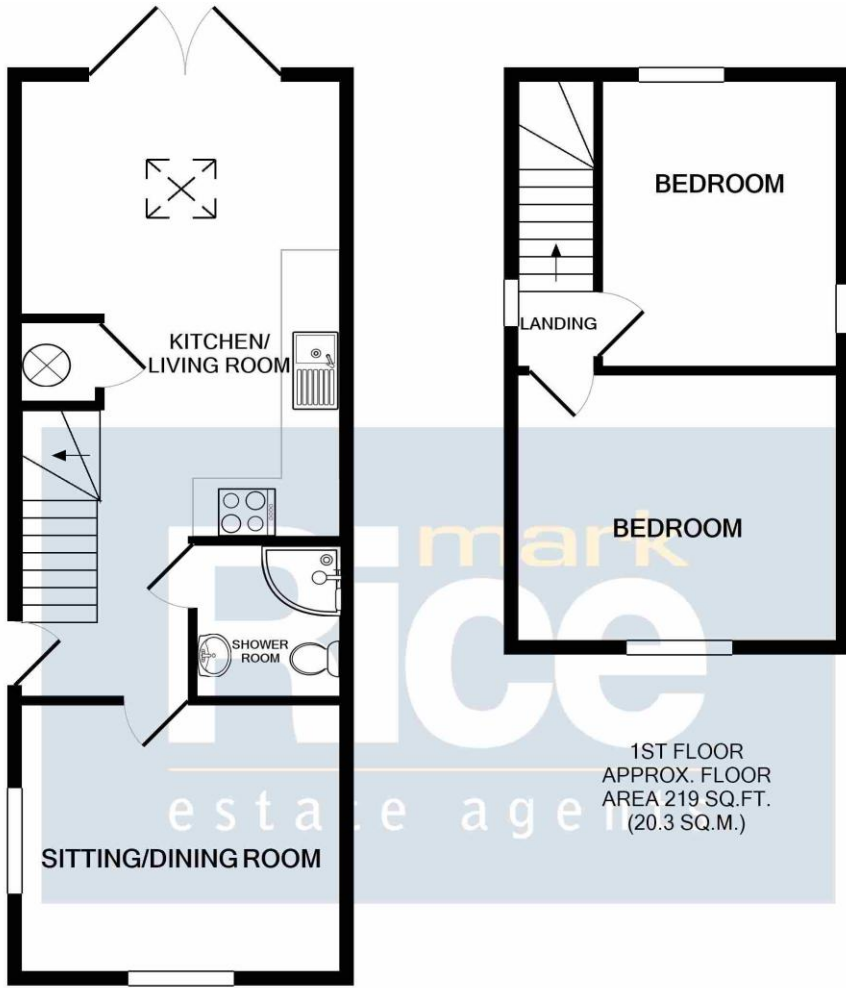
Shower Room



Lounge



Bedroom 1



1ST FLOOR
APPROX. FLOOR
AREA 219 SQ.FT.
(20.3 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 345 SQ.FT.
(32.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 563 SQ.FT. (52.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Bedroom 2



Rear Garden



Further Aspect



Front Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92-100) A		
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

- Agents Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*
- Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*
- Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 21/12/2020

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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