





15 South Street, Caistor

£200,000 Freehold

A CHARMING MID TOWN HOUSE · CENTRALLY POSITIONED WITHIN THE HISTORIC TOWN OF CAISTOR · NO UPWARD CHAIN · EXTENSIVELY REFURBISHED THROUGHOUT · 2 RECEPTION ROOMS · QUALITY KITCHEN & UTILITY ROOM · 3 EXCELLENT BEDROOMS & MODERN SHOWER ROOM · ENRICHED WITH MANY ORIGINAL FEATURES · VIEWING IS ESSENTIAL TO FULLY APPRECIATE · COUNCIL TAX BAND;B. EPC RATING; TBC.

paul fox
the family estate agents

Refurbished three-bedroom town house in central Caistor. Features original details, modern kitchen, utility, dining room & shower room. Private setting. Period charm with stylish modern enhancements
Council Tax band: B

Tenure: Freehold

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- QUALITY KITCHEN & UTILITY ROOM
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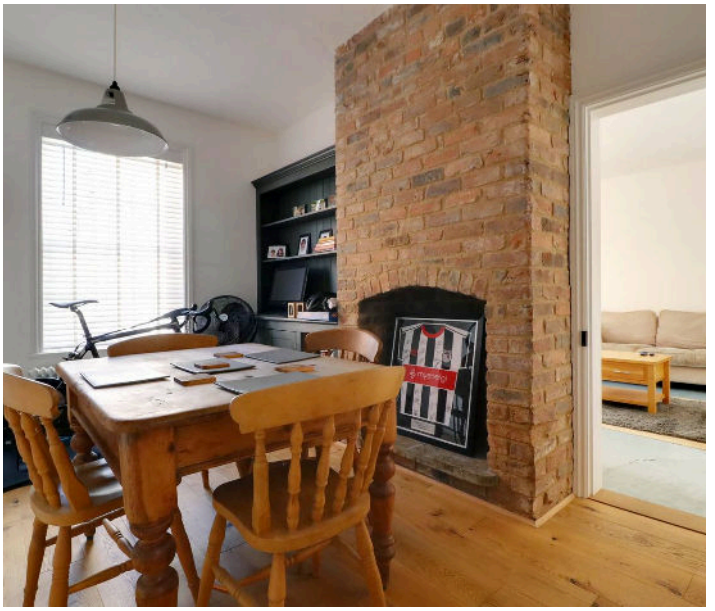


Living Room
13' 11" x 12' 8" (4.23m x 3.85m)
Front single glazed timber entrance door with large obscured glazed window and adjoining top light, projecting front single glazed box window, meter box cupboard with shelving above and door leads through to;



Dining Room
9' 4" x 12' 8" (2.85m x 3.85m)
With a front vertical sliding single glazed sash window, period style ceramic radiator, oak flooring, feature bricked fireplace with raised flagged hearth and adjoining bespoke fitted display cabinet.

Kitchen
12' 4" x 9' 0" (3.75m x 2.75m)
With rear single glazed sash style window and concealed staircase leads to the first floor accommodation. The kitchen enjoys an extensive range of quality shaker style furniture with golden pull handles with a complementary butcher block worktop incorporating a ceramic Belfast sink unit with chrome block mixer tap, space for a Range cooker, quarry tiled flooring and internal glazed door leads through to;





Utility Room
7' 5" x 8' 10" (2.25m x 2.70m)
With rear stable style entrance door with matching furniture to the kitchen, integral dishwasher and built-in fridge freezer, plumbing for an automatic washing machine with above butcher block worktop, stone flagged flooring and doors to;



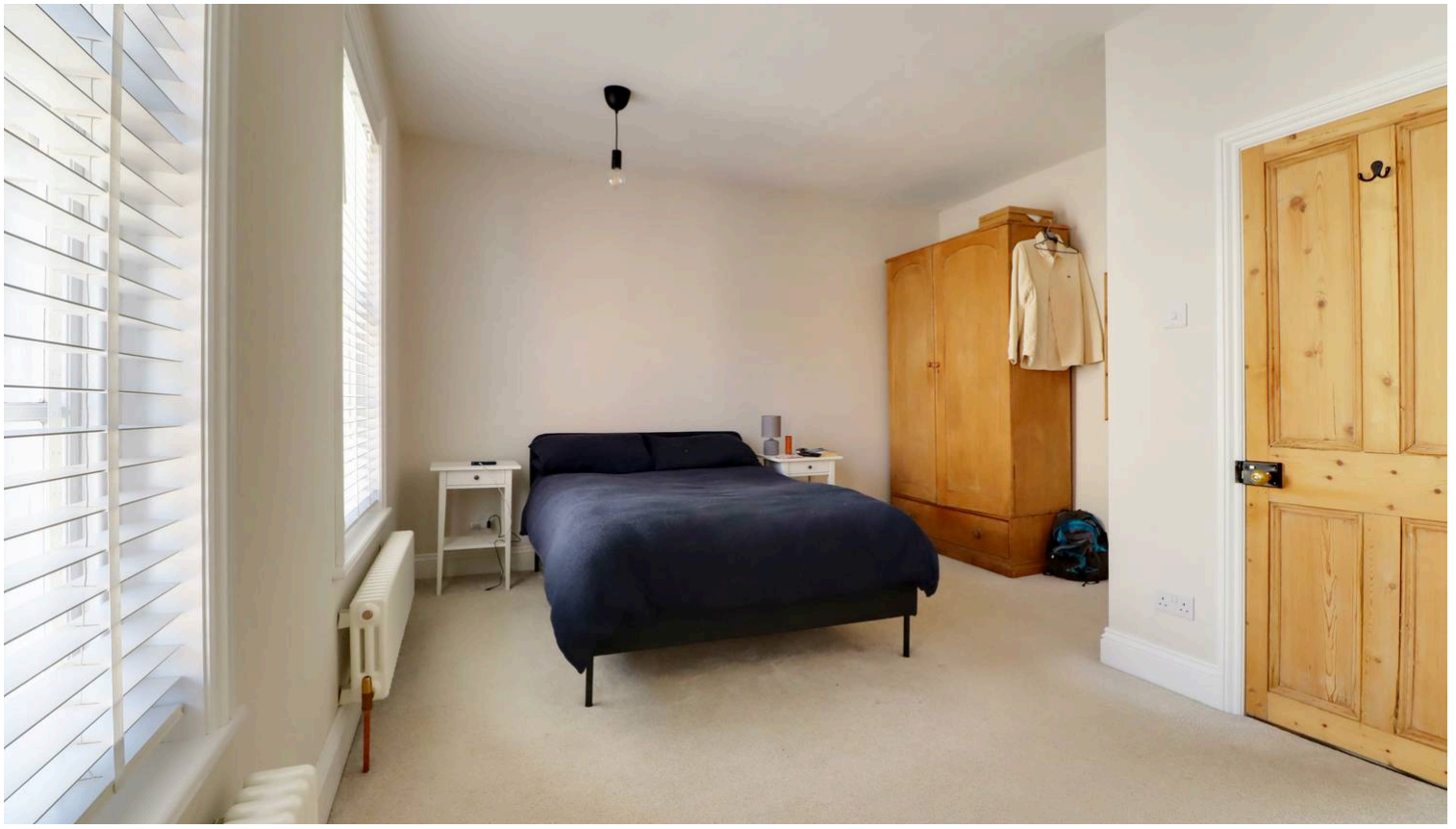
Cloakroom
Has a traditional low flush WC in white with corner fitted wash hand basin and stone tiled flooring.

First Floor Landing
Loft access, beamed ceiling and doors to;

Master Bedroom 1
16' 10" x 12' 8" (5.12m x 3.86m)
Twin front vertical sliding single glazed sash windows, two ceramic period style radiators and TV point.



Front Double Bedroom 2
11' 1" x 12' 8" (3.37m x 3.85m)
Front vertical sliding single glazed sash window and attractive decorative cast iron fireplace.



Rear Double Bedroom 3
8' 9" x 12' 0" (2.67m x 3.67m)
Rear hardwood double glazed window and exposed floorboards.



Shower Room
7' 6" x 8' 8" (2.28m x 2.64m)
Rear hardwood double glazed window, traditional style suite in white comprises a low flush WC, pedestal wash hand basin, shower cubicle with electric shower and glazed screen, wooden style flooring and period style enamel radiator with surrounding chrome towel rail.

Grounds
To the rear of the property there is a footpath only leading access from the backdoor to the rear store shed which houses the gas central heating boiler.



Double Glazing
The property has single glazed and doors with the exception of the shower room window and bedroom 3.

Central Heating
There is a modern gas fired central heating system to radiators.








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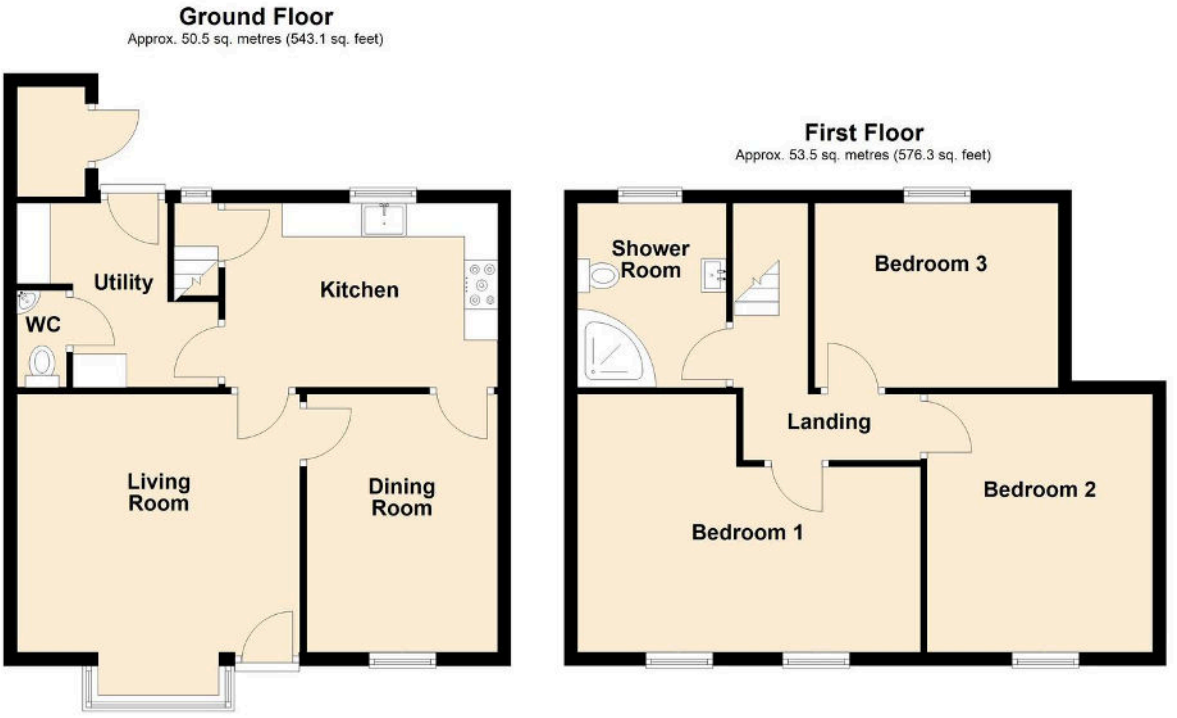


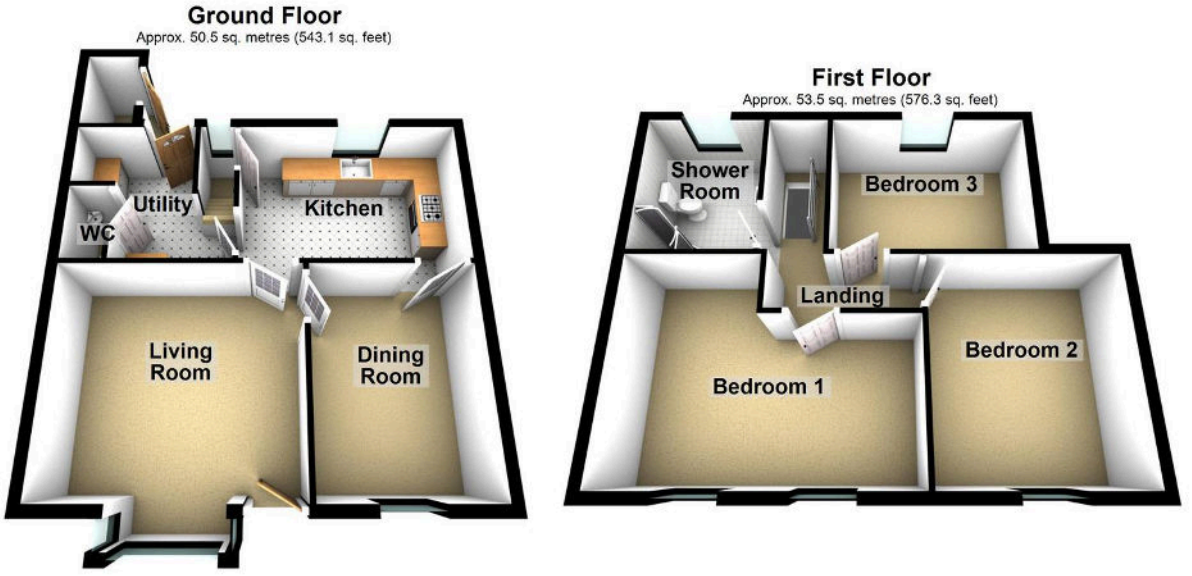

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Total area: approx. 104.0 sq. metres (1119.4 sq. feet)

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