



Varlows Yard, Caistor, Market Rasen

£330,000 Freehold

4 bedroom detached house for sale

Description

A tastefully designed family home with a combination of space and elegance in the beautiful village of Caistor.

Step Inside

Welcome into the hallway for an instant feel of warmth and light running through the home. To your right you have access into the utility room with fully fitted wall and base units with quartz surfaces over including a sink and drainer unit, plumbing for a washing a machine and space for a tumble dryer with further access into a separate WC.

To your left you have access to the first floor and then onto the heart of the home - A seriously impressive open plan space that opens out across the full width of the property with two sets of sliding patio doors leading into the rear gardens giving the room a beautiful amount of natural light.

The kitchen is to a very high-quality finish with quartz work surfaces, wall and base units with all integral appliances including, double oven, microwave, fridge/freezer and dishwasher. A quartz topped island stands large enough to use as a breakfast bar with seating and includes a double hob with an extractor above and fitted units.

The dining space comfortably sits a large table for 8 or more people



with complimentary pendant lighting that captures the perfect setting for entertaining. The lounge area has a warm and cosy feel positioned around the fitted multifuel burner.

This incredible space is perfect for modern day living for a family and a superb space to entertain.

Upstairs you continue the warm, light feeling with a spacious split landing. Ahead you have access into three off the four bedrooms which includes an En suite room and to the left you have the main four-piece bathroom suite and further bedroom. Both bathrooms are finished to a high standard with the main bathroom boasting a modern style free standing bathtub.

Currently the fourth bedroom is used as a dressing room with bespoke fitted wardrobes with clever use of storage and hidden draw space which is situated conveniently next to the master bedroom.

Step Outside

To the front of the property, you have a private driveway for two cars and a roller shutter entrance to a large storage space. To the rear with access externally via a side gate you have a fully enclosed laid to lawn garden with a social patio area ideal for entertaining.

Out & About

There are two secondary schools (Caistor Grammar School & Caistor Yarborough Academy) and a primary school in the town, with another in nearby Nettleton. There are many local groups and plenty of opportunities to become involved in the local community.

The town has good local amenities and easy access to larger

supermarkets in Market Rasen, and Brigg, both about 10 Miles away and in Grimsby, 12 miles distant. At Brigg the A180 joins the M180 and the national motorway network. Humberside Airport is 8 miles away and Doncaster Airport 40 miles. There are railway stations at Scunthorpe, Grimsby and Lincoln; the mainline stations at Newark and Doncaster are about 40 miles away. The historic county town of Lincoln is 27 miles away, and the quiet east coast with its unspoilt beaches is half an hour's drive.

The Viking Way passes through the centre of Caistor which is on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty - a wonderful unspoilt area for walking amidst rolling countryside and chalk streams – one of Britain's best kept secrets!

For further information or if you would like to book a viewing please contact our office

Tenure

Freehold

4 Varlows Yard, Caistor, LN7 6UN

Approximate Gross Internal Area = 157.3 sq m / 1693 sq ft
Garage = 6.7 sq m / 72 sq ft
Total = 164 sq m / 1765 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Through-the-lens.co.uk © 2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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