



3 Lime Grove

Caythorpe, NG32 3DH



Book a Viewing!

£415,000

A well presented and extended Detached Family Home, situated within the pleasant village of Caythorpe which is located along the A607 between Lincoln and Grantham. The spacious internal living accommodation briefly comprises of Main Entrance Hall, Living Room, Sitting Room, Open Plan Kitchen and Dining Area, Utility Room and Cloakroom/WC. The First Floor Landing leading to Five Bedrooms, Principal Bedroom with En-suite, excellent Family Bathroom and Bedroom Five/Study. Outside, there is a driveway providing off-road parking for numerous vehicles. There is also a useful outside storage area to the side of the property and a lawned rear garden with a spacious patio area. Viewing is highly recommended.



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SERVICES

Mains electricity, water and drainage services available. Oil central heating and underfloor heating in the Family Bathroom.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - South Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Caythorpe is situated on the A607, approximately 9 miles North from Grantham and 12 miles from Newark, both of which give easy access to the mainline train to London Kings Cross. Within the village there are public houses, a primary school and post office.



ACCOMMODATION

ENTRANCE HALL

With main entrance door, stairs rising to first floor, inset spotlights, coving to ceiling, feature wall radiator and oak wood flooring.

LIVING ROOM

15' 0" x 11' 8" (4.57m x 3.56m) With UPVC window to the front elevation, inset wood burner, oak wood flooring and coving to ceiling.

SITTING ROOM

16' 3" x 7' 3" (4.95m x 2.21m) With UPVC windows to the front and side elevations and feature radiator.

KITCHEN/DINER

18' 0" x 15' 6" (5.49m x 4.72m) Fitted with a range of wall and base units, integrated appliances incorporating dishwasher and microwave, CDA range cooker, sink unit and drainer, inset spotlights, two feature wall radiators, under stairs cupboard, oak wood flooring, UPVC window to the rear elevation and UPVC double patio doors.

UTILITY ROOM

8' 9" x 7' 7" (2.67m x 2.31m) With a range of base cupboards, sink unit and drainer, tiled floor and part tiled surround, inset spotlights, plumbing for a washing machine, radiator, UPVC window to the rear elevation and UPVC rear entrance door.

CLOAKROOM/WC

The suite comprises WC and wash hand basin, tiled floor, part tiled surround, inset spotlights and cupboard housing the oil fired central heating boiler.

FIRST FLOOR LANDING

With airing cupboard with hot water cylinder, access to the roof void and coving to ceiling.

BEDROOM ONE

15' 4" x 10' 7" (4.67m x 3.23m) With UPVC window to the rear elevation, radiator and inset spotlights.

EN-SUITE

The suite comprises of WC and wash hand basin, tiled floor and walls, fitted shower cubicle and UPVC window.

BEDROOM TWO

12' 10" x 7' 6" (3.91m x 2.29m) With UPVC windows to the front and side elevations, radiator, coving to ceiling, inset spotlights and built-in double wardrobe.

BEDROOM THREE

11' 11" x 9' 10" (3.63m x 3m) With UPVC window to the front elevation, radiator, coving to ceiling and inset spotlights.

BEDROOM FOUR

7' 9" x 7' 7" (2.36m x 2.31m) With UPVC window to the front elevation and radiator.

BEDROOM FIVE/STUDY

8' 9" x 7' 6" (2.67m x 2.29m) With radiator, UPVC windows to the rear and side elevations.





FAMILY BATHROOM

12' 1" x 6' 9" (3.68m x 2.06 m) With suite to comprise of feature bath, WC and wash hand basin, fitted shower cubicle, towel radiator, inset spotlights, tiled floor, tiled walls and UPVC window to the rear elevation.

OUTSIDE

To the front of the property there is a driveway providing off-road parking for numerous vehicles, with side access leading to the rear garden. The rear garden has a lawned and patio area, a range of flower beds and shrubs. There is also an outside storage area located to the side of the property (approx 24' 9" x 5' 5") with doors to the front and rear elevation, light and power.



WEBSITE

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SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Butterfield, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gison Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J. Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Finance Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Finance Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

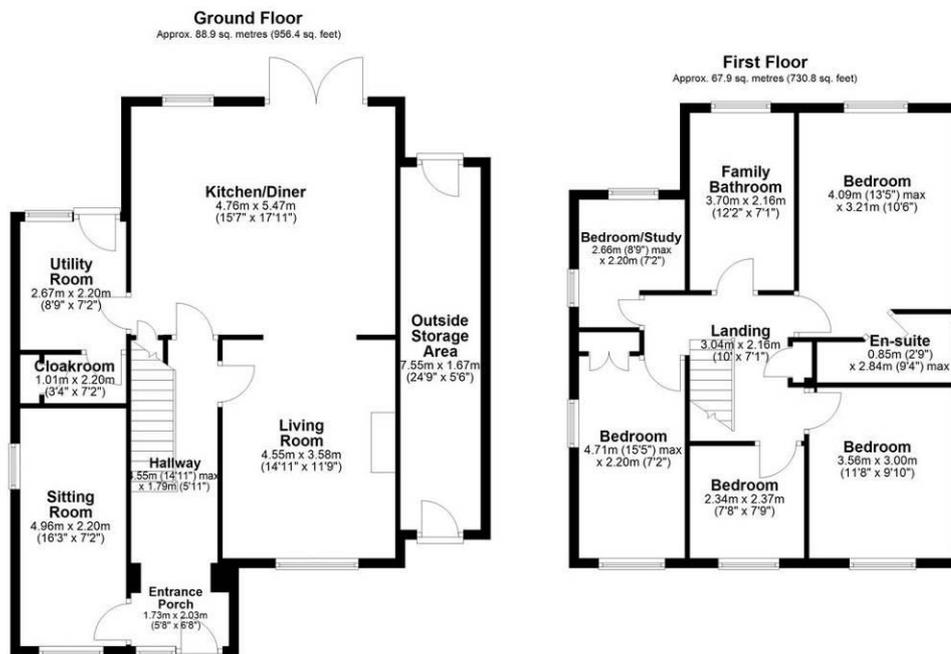
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (lessors) for whom they act as Agents given notice that:

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46 Middle Gate
Newark
NG24 1AL
01636 700888

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