



**Melford House, Caistor Road, South Kelsey,
Market Rasen, LN7 6PR**

£315,000

A delightful detached four bedroom family home situated in a non-estate location. The property offers a promising opportunity for extension (subject to necessary consents) on its generous-sized plot with ample parking. Enjoying open views to the rear, the home features flexible living accommodation. The Ground Floor comprises of an Entrance Hall, a versatile Downstairs Bedroom or Family Room, a spacious dual-aspect Lounge Diner, a well-proportioned Breakfast Kitchen, Utility Room, Downstairs WC and a convenient Boot Room. Upstairs, the First Floor has a Landing, a Main Bedroom with a Dressing Area and En-Suite Bathroom, along with two additional Double Bedrooms and a Family Bathroom. The property benefits from good access to both Market Rasen and Caistor and is offered with No Onward Chain.



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SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC RATING – D.

COUNCIL TAX BAND – D (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Market Rasen by heading north on the B1202 (George Street leading onto Caistor Road) which leads onto the A46 continue for approx 4 miles through the hamlet of Usselby then turn left onto the B1434, continuing through the hamlet of Holton Le Moor and into the village of Moortown. Turn left at the cross roads onto Kelsey Road and follow this for approx 2 miles and enter the village of South Kelsey. Just before the village crossroads, the property can be found on the right hand side.



LOCATION

South Kelsey is a picturesque rural village to the north of Market Rasen and is ideally situated within the catchment area of the popular Caistor Grammar School. The village itself also benefits from a public house 'The Bull Inn', 'Cheeky Monkey's' nursery and pre-school (Ofsted Graded - Good), village playing field, Village Hall and to the outskirts of the village, the popular 'Hall Farm Park' visitor farm attraction.

Caistor is a historic, picturesque market town located on the Viking Way just on the northern border of the Lincolnshire Wolds, enjoying a wonderful variety of traditional and independent retail outlets, amenities, doctors, excellent schooling (Caistor Grammar School - Ofsted Graded 'Excellent' and Caistor Church of England Methodist Primary School - Ofsted Graded 'Good'). Caistor Grammar School a short walk from the property and has been named by The Times as secondary school of the year (East Midlands). There is also a sports fields, Gym, Swimming Pool and various sorts/social clubs. The town is situated just off the A46, which provides ease of access to larger road networks onto Grimsby, Lincoln, Scunthorpe, Barnetby Train Station and Humberside Airport.



ENTRANCE HALL

15' 7" x 6' 5" (4.76m x 1.98m) Having hardwood entrance door with complimenting side panels opening into the welcoming Reception Hall with grey oak effect laminate flooring, radiator, two wall light points, staircase leading to the First Floor Landing with an open under stairs recess and doors to all principal ground floor rooms.



BEDROOM 4 / FAMILY ROOM

10' 6" x 11' 5" (3.21m x 3.48m) Having parquet flooring, uPVC window to the front elevation, radiator and ceiling light point.

LOUNGE

24' 7" x 11' 11" (7.50m x 3.65m) Having parquet flooring, uPVC bowed window to the front elevation, two radiators, four wall light points, dado rail and uPVC sliding doors to the rear elevation.

BREAKFAST KITCHEN

17' 10" x 9' 1" (5.46m x 2.77m) A modern fitted kitchen with a comprehensive range of fitted units to base level with contrasting work surface over and inset stainless steel sink unit with mixer tap above, further complimenting units to eye level and a dresser style unit with display cabinets, space for dishwasher and 'Range master' cooker with glazed up-stand and extractor hood over. Having grey oak effect laminate flooring, uPVC windows to the rear and side elevations, radiator, two ceiling light points and doors to the Utility Room and Boot Room.



BOOT ROOM

7' 6" x 7' 0" (2.29m x 2.15m) With uPVC windows to the rear and side elevations, uPVC door to the rear gardens, spaces for fridge and freezer, tiled flooring and wall light point.



UTILITY ROOM

3' 11" x 3' 8" (1.20m x 1.12m) plus 4' 6" x 11' 1" (1.38m x 3.38m) Useful 'L' shaped Utility Room with cloaks hanging area, grey oak effect laminate flooring, frosted uPVC window to the side elevation, oil fired floor standing central heating boiler, ceiling light point, comprehensive range of shelving, fitted units to base level, space for washing machine and tumble dryer and door to the WC.

WC

6' 11" x 3' 0" (2.13m x 0.92m) Having wash hand basin, WC, frosted uPVC window to the side elevation, ceiling light point and extractor.

FIRST FLOOR LANDING

Having two wall light points, uPVC window to the front elevation, doors to all principal first floor rooms and ceiling loft access hatch.

BEDROOM THREE

11' 0" x 11' 1" (3.37m x 3.39m) Having uPVC window to the front elevation, radiator and ceiling light point.

BEDROOM TWO

12' 1" x 13' 1" (3.70m x 4.01m) Having uPVC window to the front elevation, radiator and ceiling light point.

FAMILY BATHROOM

11' 1" x 5' 1" (3.39m x 1.56m) Having tile effect vinyl flooring, wash hand basin, WC, panelled bath with direct feed shower over and tiled splash-backs, radiator, extractor, ceiling light point, frosted uPVC window to the side elevation and large storage/airing cupboard.



BEDROOM ONE

12' 5" x 11' 3" (3.81m x 3.43m) Having uPVC window to the rear elevation, radiator, ceiling light point and walkway to the Dressing Room.

DRESSING ROOM

4' 8" x 10' 3" (1.43m x 3.13m) Having a range of built-in wardrobes, uPVC window to the rear elevation, radiator and door to the En-Suite Bathroom.

EN-SUITE BATHROOM

8' 2" x 7' 6" (2.51m x 2.30m) Having grey oak effect vinyl flooring, wash hand basin, WC, panelled bath with telephone style mixer handset over and tiled splash-backs, radiator, frosted uPVC window to the rear elevation, extractor and ceiling light point.



OUTSIDE

The walled front garden is set predominately to lawn with flower beds/borders and open entrance onto the driveway and pathway leading to the front entrance door. The gated side entrance provides further off road parking space and leads, in turn, to the detached timber workshop with pathway also leading to the Rear Entrance/Boot Room. The enclosed rear garden is also set predominately to lawn with paved patio area to enjoy the open field views from and concealed area for the oil storage tank.





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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.

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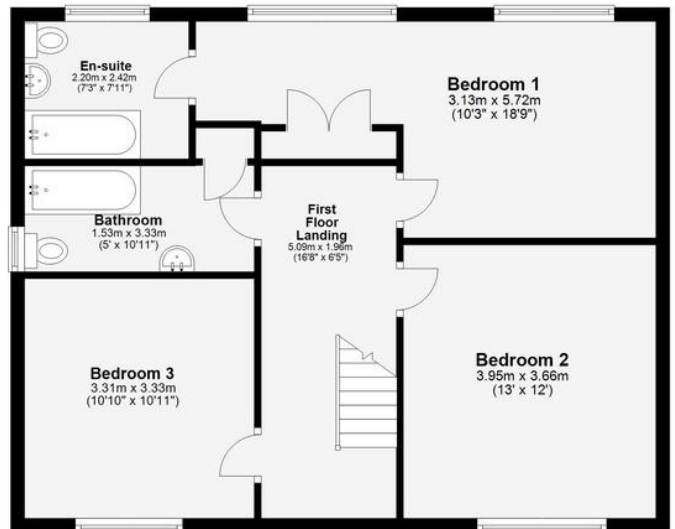
Ground Floor

Approx. 75.8 sq. metres (816.0 sq. feet)



First Floor

Approx. 65.8 sq. metres (708.0 sq. feet)



Total area: approx. 141.6 sq. metres (1524.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
01673 847487

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