



BRAMBLE COTTAGE CARR ROAD

NORTH KELSEY, MARKET RASEN, LN7 6LG

£450,000
FREEHOLD

Welcome to Bramble Cottage in North Kelsey - a modern 6 bedroomed home wonderfully spread across three levels offering flexible, well planned and welcoming living accommodation ideally suited to the growing family. An ideal opportunity in a prime village position with stunning rural views.



WWW.BILTONS.CO.UK
01724 642002

BRAMBLE COTTAGE CARR



Full Description

Perfectly positioned with rural field views to the rear elevation, Bramble Cottage is a fantastic modern family home that has been cleverly designed and finished throughout. Bringing the ease and fantastic efficiency and benefits of a brand new home with Air Source Heating, this has been empathetically blended with a warm colour palette resulting in a homely and characterful country cottage feel throughout this incredibly spacious home.

Bramble Cottage is also excellently situated within this highly desirable village, close by to all the wonderful amenities it has to offer and yet with open countryside just a minutes walk away, it truly offers the best of both worlds!

The Reception Hall welcomes you into this superb home and flows onto the bay fronted Lounge, the comfy Sitting Room and continuing on into the heart of this home; the open plan Living Dining Kitchen with the light and airy Garden Room and its bi-folds that invite the countryside outlook in. A useful Utility Room and Ground Floor WC are an added bonus and are easily accessible from the Kitchen as well.

The beautiful oak staircase winds to the First Floor with a Large Reception Landing where we are greeted by Three Double Bedrooms which are serviced by the Family Bathroom and Master Bedroom with Ensuite Shower-room.

The staircase continues to the Second Floor and leads us to the Fifth Double Bedroom, a Family Shower-room to service the Second Floor and finally, Bedroom Six which would also lend itself easily to be a Home Gym, Office or Library if preferred.

Outside, the gardens shall be set to seed, fully fenced and with a paved patio area to the bi-folding doors. Ample off road parking will be provided by a long driveway. To the Front, there is a picturesque paved terrace with portico to the front entrance, perfect for a morning coffee whilst overlooking the front lawns.

RECEPTION HALL

With decorative tiled flooring, staircase meandering to the upstairs living spaces and with a useful understairs cupboard Sitting

SITTING ROOM

The second Reception Room having a large window overlooking the front gardens

LOUNGE

The main Reception Room having a large bay window overlooking the front gardens

DINING KITCHEN

A perfect entertaining space with loads of space for a large family dining table, oak LVT flooring, central island with a range of fitted handpainted units and integral appliances to include dishwasher, fan oven, grill and induction hob with pretty tiled upstand and extractor hood over. Opening to:

GARDEN ROOM

A fabulous extension of the Dining Kitchen area streaming with natural light thanks to a large window to the side and bi-folds to the rear leading onto the gardens with paved patio immediately outside.

UTILITY ROOM

A useful working space with tiled flooring, fitted units and inset sink, door to the boiler/plant room cupboard, side entrance door, window to the rear and door to:

WC

With oak LVT flooring, frosted window to the side, wash hand basin and WC.

FIRST FLOOR LANDING

FIRST FLOOR Large return Landing with window to the front and doors leading us to the Family Bathroom, Master Bedroom with Ensuite and Three of the Bedrooms. The feature staircase winds onwards to the Second Floor.

BEDROOM ONE

With a large window to soak up those rural views to the rear elevation, this double bedroom is also serviced by its own Ensuite Shower-room and built in cupboard.

ENSUITE

Having enclosed shower cubicle with double head direct feed shower, gloss finished tiled upstands and splashbacks, oak LVT flooring, a vanity wash hand basin and WC.

FAMILY BATHROOM

Luxurious Family Bathroom having a frosted window to the rear, wash hand basin, WC, Victorian style feature radiator with chrome shaped towel rail over and a stunning clawfoot roll top deep bath with splashscreen and double head direct feed shower over. Oak LVT flooring and gloss finished tiled splashbacks add the finishing touches to the room.

BEDROOM TWO

A generous double room with elevated views to the front elevation.

BEDROOM THREE

The Third double bedroom also enjoys views to the front aspect.

BEDROOM FOUR

This double bedroom's scenic views are provided by a large window to the rear elevation.

SECOND FLOOR LANDING

With motion sensor lighting, 'Velux' style window to the rear and useful eaves storage space. Doors to Two Further Rooms and Shower-room.

This incredible second storey is a welcome surprise and also offers endless versatility - even the potential to use as a separate relative/teenager's/ master bedroom wing and bedroom suite if required!

BEDROOM FIVE

A bright and airy large double bedroom with two 'Velux' style windows to the rear. This could also alternatively could as a Master Suite with adjacent Shower-room just next door if required.

SHOWER-ROOM

Having enclosed shower cubicle with double head direct feed shower, oak LVT flooring, gloss finished tiled upstands and splashbacks, a vanity wash hand basin and WC. Bedroom

BEDROOM SIX

The final double bedroom with a 'Velux' style window to the rear that alternatively, may be used as a fantastic Home Office, Nursery or Dressing Room creating an impressive Master Suite of the entire second floor

OUTSIDE

Large Driveway with turning area providing ample off road parking for several vehicles. With generous lawns to both the front and rear and hedging and fencing boundaries, they're primed and ready for someone to put their own stamp on them! Standing proudly in an elevated south facing position, the property is also conveniently situated within easy reach of the Village Playing Fields, Village Primary School and Village Public House. The property also benefits from Air Source Heating

AGENTS NOTE

Please note, the property is a new build and presently unfurnished - the images used are enhanced by Virtual Staging CGI's

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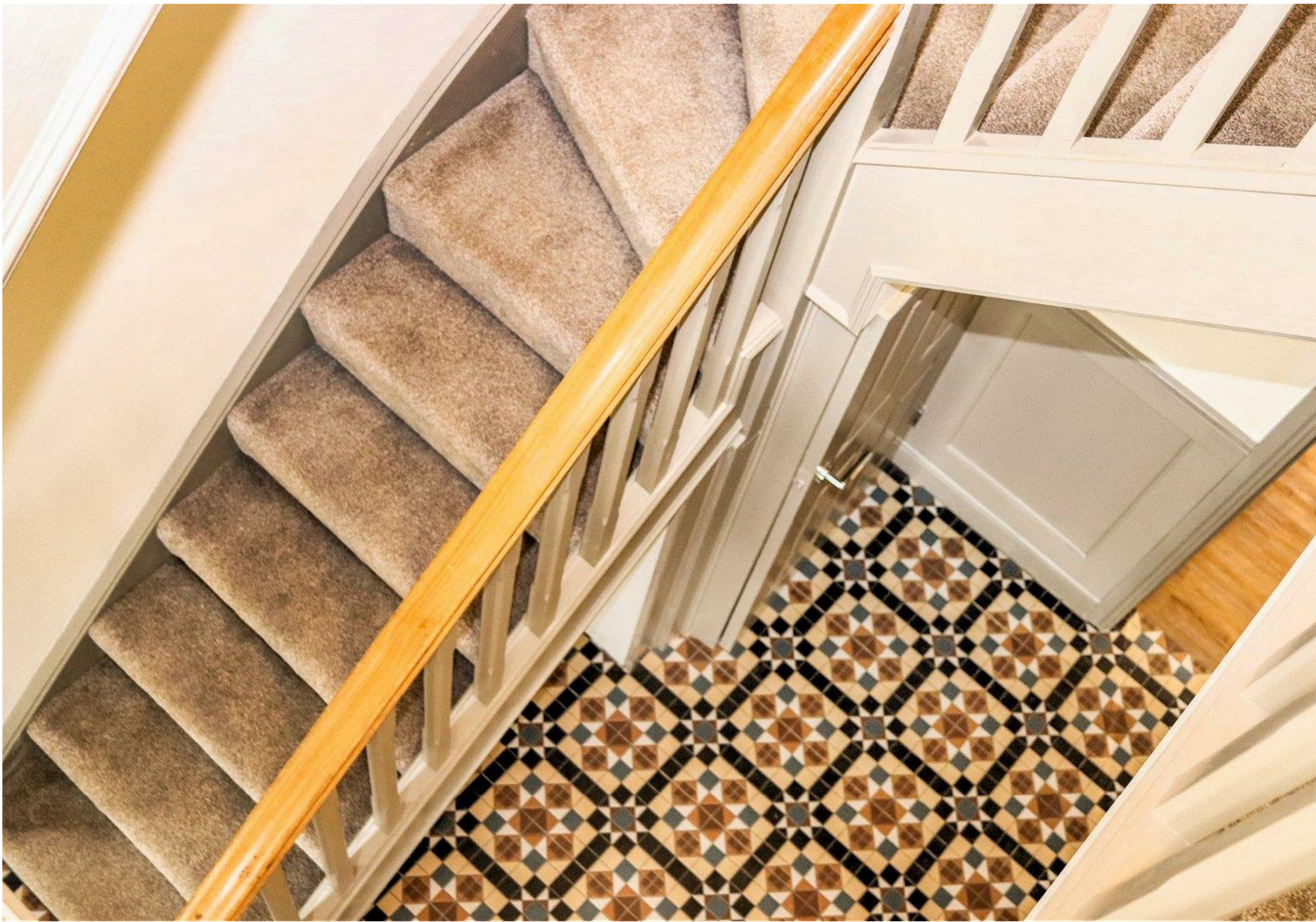
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ADDITIONAL INFORMATION

Local Authority – West Lindsey District Council

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1900.00 sq ft

Tenure – Freehold





Bramble Cottage, Carr Lane, North Kelsey



Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	86	
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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