



2 WESTERBY COURT

SOUTH KELSEY LN7 6GB

£470,000
FREEHOLD

Proudly presenting Westerby Court.

This beautiful family home has been greatly improved and extended by the present owners, offering bright, spacious and flexible family living that flows across three levels.



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Description

Nestled in the cul de sac of Westerby Court in South Kelsey, this impressive detached house offers an exceptional opportunity for spacious living. With six spacious double bedrooms and three well-appointed bathrooms, this home is designed to accommodate the needs of a growing family comfortably.

The property has been thoughtfully extended by the current owners, adding a second floor that features two additional bedrooms and a family shower room, enhancing the versatility of the living space. The ground floor boasts two large reception rooms, perfect for entertaining or relaxing, alongside a bright breakfast kitchen that is both functional and inviting.

A convenient ground floor WC and a utility room further enhance the practicality of this delightful home.

The master bedroom benefits from an ensuite shower room, ensuring privacy and convenience, while the two family bath/shower rooms cater to the needs of the rest of the household.

Outside, the property is equally impressive, featuring a generous garden that provides a tranquil retreat with lovely field views to the rear. The driveway offers ample parking for up to several vehicles, complemented by a double garage and an electric vehicle charging point, making this home not only stylish but also practical for modern living.

This property is a rare find, combining space, comfort, and convenience in a picturesque setting.

Reception Hall

The welcoming Reception Hallway has doors leading to all principal rooms with the return

staircase rising to the further floors with fitted storage beneath.

Lounge

A generously proportioned formal reception room with window to the front and double doors leading onto the rear garden. The feature fireplace is the perfect focal point and there is also ample space for media outlets, large comfy sofas and armchairs.

Dining Room

A bright entertaining space with bay window to the front and easily accommodating a large dining table and chairs.

Breakfast Kitchen

This wonderful and well planned family space also features a useful door to the gardens and ample space for a large dining table and chairs. With a classic range of fitted units with complimenting worksurface over and tiled upstands. The quality finishes and thoughtfulness in this home's design continues with a range of fitted integral appliances to include fridge, freezer, dishwasher and chest height electric fan oven and grill, separate hob with complimenting chimney style extractor above. A window to the rear garden sits above the inset sink unit with mixer tap over.

Utility Room

Generously proportioned and extremely handy Utility/Laundry Room with fitted units, work surface, inset sink unit and tiled upstands, space for washing machine and tumble dryer, tiled flooring and window to the rear.

WC

With part tiled walls, wash hand basin and WC, servicing the ground floor with ease.

First Floor Landing

The impressive reception landing invites us to the principal first floor rooms as the feature staircase winds onwards to the second floor, further enhanced by a velux style window and a beautiful drop down chandelier. Window to the front and a large double airing cupboard.

Master Bedroom

The bright and airy Master Bedroom enjoys a large window overlooking the rear gardens and fields and having more than ample space for bedroom furniture. Door to:

Ensuite

Featuring a large walk in shower area with direct feed shower over, curved splashscreen and mosaic effect tiling to majority walls. Wash hand basin, WC and obscured window to the side.

Bedroom Two

A spacious double bedroom with window to the rear,

Bedroom Three

A spacious double bedroom with window to the front.

Bedroom Four

Currently utilised as a Home Office, this well sized double bedroom also enjoys a window to the front.

Family Bathroom

This large Family Bathroom easily services the three double bedrooms on the first floor and offers the practicality of both a bath and shower. Frosted window to the rear elevation, large panelled bath with direct feed shower above and

side splashscreen, further tiling to majority walls, vanity wash hand basin with vanity mirror above and fitted vanity storage units and WC.

Second Floor Landing

The mezzanine landing invites us to the final two double bedrooms and family shower-room.

Bedroom Five

An ideal guest bedroom, this well sized double bedroom also enjoys a velux style window to the rear.

Family Shower-room

This modern shower-room features a large walk in shower area with double head direct feed shower and side splashscreen, tiling to majority walls, window to the rear, WC and vanity wash hand basin with beauty lit vanity mirror above.

Bedroom Six

Currently utilised as a Play Room this well sized double bedroom also enjoys velux style windows to the front and rear.

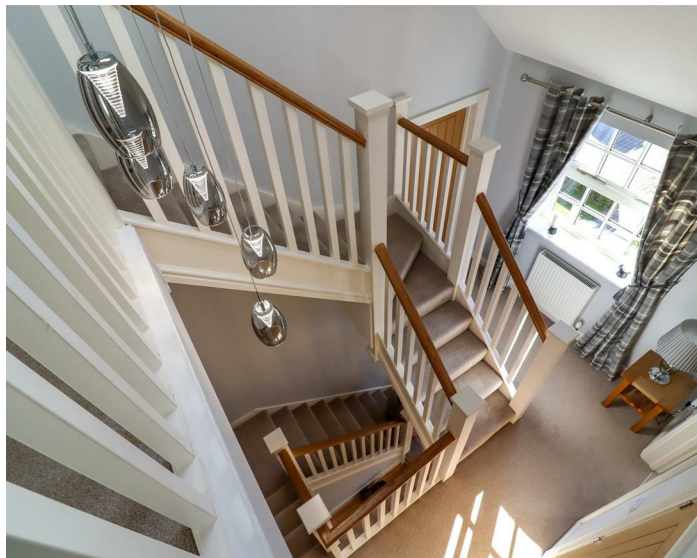
Outside

The wraparound gardens are set predominantly to lawns with gated side pathways. The front garden offers a generous block paved driveway leading inturn to the detached double garage which features an EV charging point to the front wall. The rear garden enjoys a paved patio area ideal for summer BBQS, ample space for children's play areas and a screened storage area for wheeliebins and concealing the oil storage tank for the central heating system.

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ADDITIONAL INFORMATION

Local Authority – West Lindsey District Council

Council Tax – Band E

Viewings – By Appointment Only

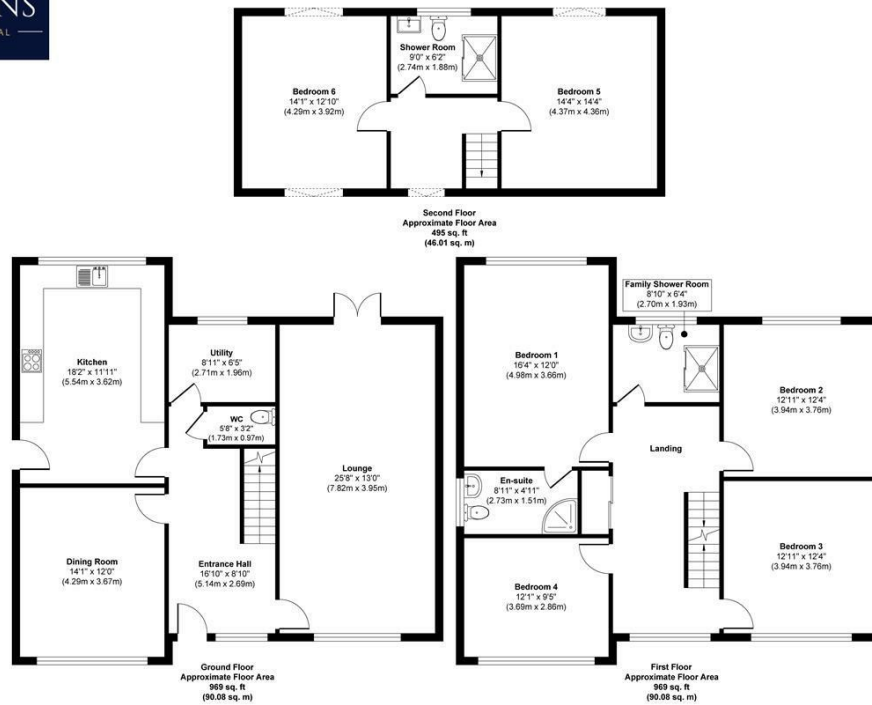
Floor Area – 1947.00 sq ft

Tenure – Freehold





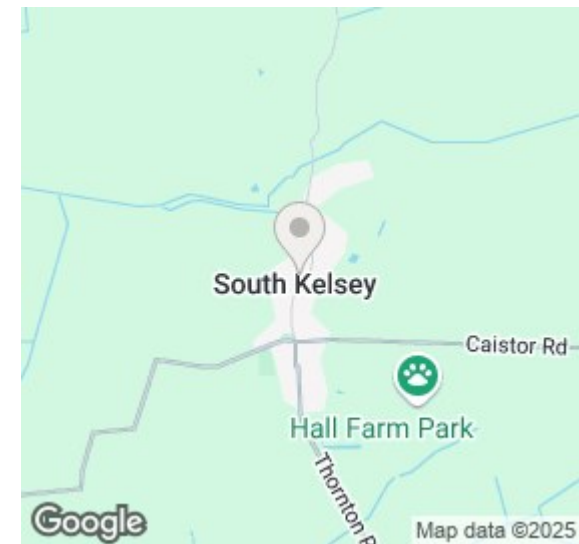
Westerby Court South Kelsey



Approx. Gross Internal Floor Area 2433 sq. ft / 226.17 sq. m

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		
(92-plus) A		
(81-91) B		
(69-80) C	71	79
(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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