



Vale View, Thornton Road, South Kelsey, LN7 6PS

Reduced £460,000



- Chain Free
- Open Plan Living Plus Separate Sitting Room
- Master With Dressing Area & En-Suite
- Multifunction Detached Workshop
- Large Garden Stunning Views
- Beautifully Renovated to a High Standard
- Ground Floor Guest Suite
- Caistor Grammar Catchment Area
- Detached Garage

Bell Watson are proud to market and promote this extensively extended and sympathetically refurbished stunning family home in the idyllic location of South Kelsey. Formally a small detached bungalow having been cleverly redesigned to a large family home. Vale View sits nestled within a tree lined frontage surrounded by mature and well established gardens. The property briefly comprises, entrance hallway, sitting room, open plan kitchen diner and living area, separate utility room, conservatory, boot room, and ground floor guest room with en-suite. The first floor provides a family bathroom and three bedrooms with the master having its own dressing area and en-suite. Outside there is ample off road parking, a detached garage with shed to the rear and a detached multifunction workshop. If you are looking for a beautiful country style family home in a tranquil location then look no further, this property must be viewed!



LOCATION

The rural village of South Kelsey lies between the bustling market towns of Brigg and Market Rasen. South Kelsey benefits from having public house, village hall and church. Hall Farm Park is also within the village, a praised family fun attraction. The nearby village of North Kelsey has further amenities including a primary school and public house. Caistor provides further amenities and the highly regarded Caistor Grammar School (for which this property is within catchment area). Caistor is conveniently located just off the A46 between Lincoln and Grimsby.

ACCOMMODATION

Vale View has been extended to the rear, refurbished to a very high standard throughout and is arranged over two floors having oak internal doors, a quality fitted kitchen and utility room, uPVC double glazing, and oil central heating throughout.

ENTRANCE HALLWAY 4.21m (13' 10") x 2.15m (7' 1")

Enter the property via the solid oak front door into a welcoming and spacious hall having a pendant light to the ceiling, a central heating radiator, an under stair storage cupboard and carpeted floor.

SITTING ROOM 3.90m (12' 10") x 3.03m (9' 11")

A relaxing, quiet retreat enjoying a uPVC double glazed bay window to the front aspect providing a built in bar fitted with lighting and electricity. There is coving and a light fitting to the ceiling, a central heating radiator and carpeted flooring.

OPEN PLAN KITCHEN 11.80m (38' 9") x 4.76m (15' 7")

The extended rear of the property has been cleverly designed to enjoy country style living with an abundance of space to entertain. The kitchen is fitted with a range of solid oak bespoke shaker style units finished with solid butcher block worktops. This kitchen includes an integrated double electric oven, ceramic hob, combination microwave and dishwasher. There is a recess for a freestanding fridge freezer and removable breakfast bar to match the kitchen for flexible dining. A 1.5 composite sink with chrome mixer taps sits under a uPVC double glazed window to the side aspect as well as an additional stainless steel salad sink the opposite side of the kitchen. There are spotlights to the ceiling and a porcelain tiled floor with under floor heating.

LIVING AREA

Enjoying a large brick surround inglenook fireplace with dual fuel cast iron burner having a feature solid wood beam above. There are uPVC double glazed french doors to the rear garden, ceiling and wall lighting and solid engineered oak floor with under floor heating.

CONSERVATORY 4.19m (13' 9") x 3.64m (11' 11")

A uPVC double glazed panel slides open to an oak post and beam conservatory with Polycarbonate roof fitted with a pendant light. There is a marble tiled floor with under floor central heating. This conservatory provides bifolding doors on all three sides to completely open it up bringing the outdoors in.

UTILITY ROOM 2.44m (8' 0") x 1.35m (4' 5")

Fitted with units to match the kitchen incorporating an integrated fridge and under counter recess with plumbing for a washing machine. There is a uPVC double glazed window to the rear aspect, light fitting to the ceiling and tiled flooring.

BOOT ROOM 1.82m (6' 0") x 1.70m (5' 7")

The rear entrance to the property with uPVC double glazed external door, wood cladding to the walls, a light fitting to the ceiling, central heating radiator and barrier matting flooring.

GROUND FLOOR CLOAK ROOM 1.74m (5' 9") x 1.28m (4' 2")

Doubling up as part of the guest en-suite shower room providing a close coupled WC, wall mounted corner basin with chrome mixer tap and tiled splash back. There is a built in cupboard, a uPVC obscure double glazed window, a light fitting to the ceiling, a central heating radiator and tiled flooring.

GROUND FLOOR GUEST ROOM 3.29m (10' 10") x 3.19m (10' 6")

Being double in size providing dual aspect views via the uPVC double glazed window to the side aspect and bay window to the front. There is a built in wardrobe, a light fitting to the ceiling, a central heating radiator and carpeted flooring.

EN-SUITE SHOWER ROOM 2.12m (6' 11") x 1.03m (3' 5")

Fitted with a fully tiled enclosure with electric shower and a pedestal washbasin with chrome mixer tap and tiled splash back. There is a uPVC obscure double glazed window, chrome central heating towel rail, a light fitting and spotlight to the ceiling and tiled flooring. An internal lockable door leads to the ground floor WC.

LANDING

Climb the carpeted staircase to the first floor landing having a velux window and pendant light to the ceiling.

MASTER BEDROOM 6.14m (20' 2") x 4.12m (13' 6")

This master suite enjoys magnificent country views through the uPVC double glazed french doors. There are fitted wardrobes in the eaves, a pendant light to the ceiling, a uPVC double glazed window to the side elevation, a central heating radiator and carpeted flooring.

DRESSING AREA 3.27m (10' 9") x 1.01m (3' 4")

The dressing area is fitted with lighting, a central heating radiator, clothing rails and built in floor to ceiling shoe cabinets.

EN-SUITE SHOWER ROOM 2.00m (6' 7") x 1.85m (6' 1")

Providing a picture window and incorporating a fully tiled enclosure with mains shower, a vanity sink with chrome mixer tap having a storage cupboard under and close coupled WC. There is a built in cupboard, spotlights to the ceiling, a chrome central heated towel rail and Karndean wood effect vinyl flooring.

BEDROOM THREE 4.30m (14' 1") x 3.25m (10' 8")

To the rear of the property having eaves storage space, a pendant light and roof space access via the pulled down ladder to the ceiling, a uPVC double glazed window, a central heating radiator and carpeted flooring.

BEDROOM FOUR 2.93m (9' 7") x 2.47m (8' 1")

Having a uPVC double glazed window to the side elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BATHROOM 2.43m (8' 0") x 2.07m (6' 9")

A family bathroom comprising a vanity combination unit fitted with storage cupboards, drawers, a WC and washbasin with chrome mixer tap. There is a bath with tiled surround and mixer tap shower fitting over. Spotlights a velux window to the ceiling, a central heating radiator and wood effect waterproof laminate flooring.

DETACHED GARAGE and WORKSHOP

A large gravelled driveway provides multiple vehicle off road parking and leads to a detached garage with cladding to the exterior fitted with lighting and electricity having a shed attached to the rear and log store to the side. In addition to this is a substantial brick built multifunctional workshop also with wood cladding exterior being the ideal space for a home office, hobby room or teenagers escape and fitted with lighting and electricity.

GARDENS

Vale View is situated on a larger than average plot enjoying private surrounding gardens that are bordered with tall hedging and mainly laid to lawn. There is a sun trap patio tucked in between the rear entrance to the house and the conservatory for alfresco dining or just to enjoy your morning coffee. The pretty front garden is laid to lawn with mature flowered borders.

FIXTURES AND FITTINGS

All integrated appliances, light fittings, floor coverings and fitted blinds are to be included within the sale of the property.

SERVICES (not tested)

Mains electricity, water and drainage are all understood to be connected to the property with oil central heating.

COUNCIL TAX

The Council Tax Banding for this property is to be confirmed by West Lindsey District Council.









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