



2 Lindum Walk, NORTH KELSEY, LN7 6ER

New £138,000



- Well Presented
- Ground Floor WC
- Stylish Shower Room
- Off Road Parking
- Perfect First Time Purchase
- Modern Dining Kitchen
- Two Double Bedrooms
- Beautiful Village Location
- uPVC Double glazing

Excellent first time purchase! Bell Watson are pleased to market this well presented two bedroomed mid terrace property. The property briefly comprises, entrance porch, front facing lounge, recently fitted modern dining kitchen and WC to the ground floor with the first floor providing TWO DOUBLE BEDROOMS and stylish shower room. There are gardens to the front and rear along with off road parking. uPVC double glazed and electric central heating.



LOCATION

North Kelsey is a sought after village location benefiting from local amenities such as a post office and a public house. The village has its own primary school and is within easy travelling distance from the market town of Brigg and access to the motorway system and the A15 to Lincoln. Catchment area for Caistor Grammar School.

PORCH

Enter the property via the uPVC front door into the porch having a uPVC double glazed window, wall lighting and carpeted flooring. An additional timber external door opens to the lounge.

LOUNGE 4.18m (13' 9") x 3.69m (12' 1")

A front facing lounge enjoying an electric fire sat upon a marble effect hearth. There is a large uPVC double glazed bay window, coving and light fitting to the ceiling, an electric radiator and carpeted flooring. The lounge benefits having a large, shelves build in storage cupboard.

KITCHEN 3.69m (12' 1") x 3.69m (12' 1")

A recently fitted modern kitchen comprising a range of wall and base shaker style units having complementary wood effect worktops. You will find an integrated slimline dishwasher, electric oven and ceramic hob with stainless steel extractor over. A stainless steel sink with left hand drainer and chrome mixer tap sits under a uPVC double glazed window with rear garden outlook. There is an under counter recess with plumbing for a washing machine, an under counter recess providing space for a fridge, freezer or tumble dryer and space for a free standing fridge freezer. There is a light fitting to the ceiling, an electric central heating radiator, wood effect cushion flooring and uPVC external door to the rear garden.

HALL

Fitted with built in double door storage cupboard housing the hot water tank. There is coving and a light fitting to the ceiling, under stair cupboard, carpeted flooring and stairs leading to the first floor.

GROUND FLOOR WC 1.79m (5' 10") x 0.87m (2' 10")

Part tiled with close coupled WC, a vanity sink with chrome mixer tap and storage under, a light fitting and coving to the ceiling and wood effect laminate flooring.

LANDING

Climb the stairs to the first floor landing having a pendant light to the ceiling and carpeted flooring.

BEDROOM ONE 4.18m (13' 9") x 3.69m (12' 1")

To the front of the property with uPVC double glazed window, pendant light and coving to the ceiling, an electric radiator and carpeted flooring.

BEDROOM TWO 3.69m (12' 1") x 3.56m (11' 8")

Having a uPVC double glazed window to the rear elevation, a pendant light and loft access to the ceiling, an electric radiator and carpeted flooring.

SHOWER ROOM 2.47m (8' 1") x 1.71m (5' 7")

A modern shower suite providing a walk in enclosure with electric shower and mermaid boarding to the walls. There is a combination unit incorporating a wash basin with chrome mixer tap, granite effect tops with tiled splash back, under sink storage cupboard and WC. There is a light fitting to the ceiling, an electric heated towel rail and cushion flooring.

OUTSIDE

The front garden is mainly laid to lawn with a path leading to the front door, this could be turned into an extra parking space subject to a dropped curb. The rear courtyard is predominately hard standing and fully enclosed via fencing. There is a flower bed, timber shed and a driveway providing off road parking.

SERVICES (not tested)

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

FIXTURES AND FITTINGS

All built in appliances, light fittings and floor coverings are to be included within the sale of the property.

COUNCIL TAX

The Council Tax Band for this property is Band A as confirmed by West Lindsey District Council



PROPERTY MISDESCRIPTION

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