



Jessamine House, High Street, NORTH KELSEY,

Price £300,000



- Idyllic Village Location
- Well Maintained Throughout
- Flexible Living Accommodation
- Four Double Bedrooms
- Plenty of Off Road Parking
- Caistor School Catchment Area
- Breakfasting Kitchen
- Separate Utility Room
- Large Double Garage

Jessamine House is a well maintained large detached dormer bungalow and sits elevated from the High Street in the centre of the village. The property has been well loved and cared for by the same family for many years and now comes to the market with Bell Watson comprising reception hall, breakfasting kitchen, large open plan lounge diner, separate utility room, inner hall, two bedrooms, family bathroom, separate WC and side porch all to the ground floor with the first floor providing two bedrooms and a WC. Outside you will find gardens to the front and rear, plenty of off road parking and a double garage. This property must be viewed to appreciate how much accommodation is available here!



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.

RECEPTION HALL 4.21m (13' 10") x 3.20m (10' 6")

Enter the property via a timber front door with glazed panels either side into a large reception hallway having two light fittings and coving to the ceiling, a uPVC double glazed window to the side aspect and carpeted flooring. There is a shelved walk in store room with ceiling light off the hall being approx (1.48m x 1.15m) in size.

BREAKFASTING KITCHEN 7.06m (23' 2") x 3.32m (10' 11")

Fitted with a range of wall and base units and worktops with tiled splash backs. The kitchen incorporates an integrated electric double oven, ceramic hob with extractor over, microwave, fridge and dishwasher. A composite sink with chrome mixer tap sits under a uPVC double glazed window to the side aspect.

The breakfasting area enjoys a 5 sectional uPVC double glazed bay window fitted with window seat, there are light fittings and coving to the ceiling, carpeted flooring to the breakfast area and cushion floor to the kitchen.

LOUNGE 6.09m (20' 0") x 4.07m (13' 4")

A spacious and bright open plan lounge dining room having dual aspect uPVC double glazed windows to the front and side. There is an electric fire set upon a marble hearth and surround. There is a light fitting and coving to the ceiling and wall lighting.

DINING AREA 3.41m (11' 2") x 3.36m (11' 0")

The dining area providing matching ceiling light and coving, and a timber glazed window to the second ground floor bedroom. There is a large under stair storage cupboard and carpeted flooring throughout.

UTILITY ROOM 2.71m (8' 11") x 2.67m (8' 9")

Provides a range of wall and base units to match the kitchen fitted with counter tops and fully tiled walls. There is an under counter recess with plumbing for a washing machine, a light fitting and coving to the ceiling, a timber framed double glazed window and timber external door opening to the lean to conservatory and cushion floor covering.

INNER HALL 2.12m (6' 11") x 1.82m (6' 0")

With ceiling and wall lighting, carpeted flooring, internal doors to the ground floor bedrooms and bathroom and stairs to the first floor.

MASTER BEDROOM 4.88m (16' 0") x 4.84m (15' 11")

Fitted with a range a bedroom furniture, light fitting and coving to the ceiling and wall lighting. There is a uPVC double glazed window to the rear aspect and carpeted flooring.

BEDROOM TWO 5.16m (16' 11") x 3.08m (10' 1")

Providing access to the rear garden via the aluminium double glazed sliding patio door, having two light fittings and coving to the ceiling, wall lighting and carpeted flooring. There is a uPVC obscured glazed window a door leading to the integral garage.

BATHROOM 2.56m (8' 5") x 2.03m (6' 8")

Fully tiled and fitted with a low flush WC, a pedestal wash basin, a bidet and bath with chrome mixer shower fitting. There is a built in cupboard housing the hot water tank, a uPVC obscure double glazed window to the side aspect, a ceiling light, central heating radiator and carpeted flooring.

SEPARATE WC 2.04m (6' 8") x 1.48m (4' 10")

Having a low flush WC, pedestal wash basin, built in wall mounted cupboard, light fitting and coving to the ceiling and carpeted flooring.

CONSERVATORY 3.00m (9' 10") x 1.59m (5' 3")

A uPVC double glazed lean to conservatory with polycarbonate roofing giving access to both the front and rear garden, there is a wall light, cold water tap and cushion flooring.

FIRST FLOOR LANDING

Climb the carpeted stairs to the first floor landing with light fitting to the ceiling.

BEDROOM THREE 4.07m (13' 4") x 2.71m (8' 11")

With uPVC double glazed window to the front elevation, a built in wardrobe, a pendant light to the ceiling, access to the loft and carpeted flooring.

BEDROOM FOUR 4.07m (13' 4") x 2.64m (8' 8")

Fitting with built in wardrobes and dressing table having a uPVC double glazed window to the front elevation, a pendant light to the ceiling, access to eaves space and carpeted flooring.

FIRST FLOOR WC 1.71m (5' 7") x 1.18m (3' 10")

Provides a low flush wc and pedestal wash basin, part tiled walls, a uPVC obscure double glazed window to the front elevation, light fitting to the ceiling and carpeted floor.

GARAGE 10.20m (33' 6") x 5.46m (17' 11")

A huge integral garage with electric up and over door to the front, polycarbonate roofing and strip lights to the ceiling.

OUTSIDE

The property is situated on a larger than average plot having hard standing low maintenance garden to the front with ample off road parking leading to the double garage. The rear garden is mainly laid to lawn and full enclosed via fencing. There is a patio area off the rear of the property, a timber summer house, flowered borders running the perimeter of the lawn and out house housing the oil boiler.

FIXTURES AND FITTINGS

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

COUNCIL TAX

The Council Tax band for this property is Band E as confirmed by West Lindsey District Council.

SERVICES (not tested)

Mains electricity, water and drainage are all understood to be connected to the property and an oil air vent central heating system.







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