



Cleveland House, Occupation Lane, NORTH

£325,000



- Beautifully Renovated and Presented Throughout
- Two Reception Rooms
- Ensuite Bathroom
- Off Road Parking
- Must Be Viewed!
- Sought After Location
- Three Double Bedrooms
- Large Rear Garden
- Double Glazing

Welcome to Cleveland House! Bell Watson are delighted to market this beautifully renovated and well presented throughout, detached three bedroomed home. Located in North Kelsey this stunning property briefly comprises, storm porch, hallway, home office, lounge, kitchen, dining room, pantry and conservatory to the ground floor. The first floor provides three double bedrooms with en suite bathroom to the master and a shower room. Outside you will find off road parking for two vehicles, a car port and fully enclosed large rear garden with decking area, gravelled area a timber shed and raised vegetable planters. Oil central heating and uPVC double glazing throughout. This property is stunning inside and out so don't miss out, book your viewing today!



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.

ACCOMMODATION

Renovated throughout and arranged over two floors.

STORM PORCH

Enter the property through the composite front door into the storm porch with spotlight and laminate flooring. A timber door leads to the hallway.

HALL 5.35m (17' 7") x 1.82m (6' 0")

A bright and welcoming hallway with spotlighting to the ceiling, uPVC double glazed window to the front aspect. Central heating radiator and carpeted flooring.

LOUNGE 7.16m (23' 6") x 3.28m (10' 9")

A large main reception space being open plan to the dining room and kitchen provides two light fittings and original beams to the ceiling. There is a stone fireplace with electric fire, uPVC double glazed window to the rear aspect, a central heating radiator and carpeted flooring.

KITCHEN 7.93m (26' 0") x 2.69m (8' 10")

A country kitchen with shaker style base units and solid wood counter tops run the full width of the property and enjoys dual aspect views to the front side and rear via the uPVC double glazed windows. Under counter recess and plumbing for a dishwasher and washing machine and space for a free standing american style fridge freezer. There is a 5 ring dual fuel Rangemaster cooker which will be included within the sale and a Belfast double sink with chrome mixer tap over. Two light fittings to the ceiling, two central heating radiators and carpeted flooring. A composite door provides access to the rear garden.

DINING ROOM 2.96m (9' 9") x 2.94m (9' 8")

With light fitting to the ceiling, uPVC double glazed window with garden outlook, a central heating radiator and painted hardwood flooring.

HOME OFFICE 2.02m (6' 8") x 1.72m (5' 8")

To the front of the property fitted with a built in desk and cork boards to the walls. There is a uPVC double glazed window to the front aspect, light to the ceiling, central heating radiator and laminate flooring.

PANTRY 1.35m (4' 5") x 1.21m (4' 0")

Located under the stairs with a uPVC obscure double glazed window to the front aspect, light fitting to the ceiling, wood panelling to the walls and laminate flooring. Formally a downstairs WC with plumbing in place if you wish to reinstate.

CONSERVATORY 3.44m (11' 3") x 3.18m (10' 5")

A uPVC double glazed conservatory provides access to the rear garden via the french doors and is fitted with cupboards, a counter top and tiled flooring.

LANDING 4.91m (16' 1") x 1.76m (5' 9")

Climb the carpeted staircase to the first floor landing with light fitting and loft access to the ceiling, uPVC double glazed window to the front elevation. Carpeted flooring and airing cupboard housing the hot water tank.

MASTER BEDROOM 6.56m (21' 6") x 3.36m (11' 0")

With dressing area this large master bedroom has a uPVC double glazed with to the rear elevation, two light fittings and access to the partly boarded loft which has lighting and pull down ladder. Central heating radiator and carpeted flooring.

EN-SUITE BATHROOM 3.53m (11' 7") x 1.82m (6' 0")

This traditional white three piece suite provides a free standing roll top bathtub with chrome mixer shower head, a pedestal washbasin and low flush WC. Light fitting to the ceiling, obscure uPVC double glazed window to the front elevation, central heating radiator and cushion flooring.

BEDROOM TWO 5.92m (19' 5") x 2.79m (9' 2")

With uPVC double glazed window to the rear elevation, two light fittings and access to a separate roof space. Central heating radiator and laminate flooring.

BEDROOM THREE 3.64m (11' 11") x 3.29m (10' 10")

To the rear of the property with light fitting to the ceiling, uPVC double glazed window, central heating radiator and carpeted flooring.

SHOWER ROOM 1.95m (6' 5") x 1.66m (5' 5")

Having a corner cubicle with electric shower and mermaid boarding. A pedestal wash basin and close coupled WC. Light fitting to the ceiling, uPVC obscure double glazed window to the front elevation, central heating radiator and laminate tiled flooring.

OUTSIDE

The property enjoys a large, fully enclosed and well established rear garden which is mainly laid to lawn with a decking area to the rear of the property and the addition of a well maintained gravelled area having raised vegetable planters and timber shed. There is off road parking via the carport with an additional allocated parking space and an undercover store to the rear of the carport.

FIXTURES AND FITTINGS

All fixed floor coverings and the Rangemaster are to be included within the sale of the property.

SERVICES (not tested)

Mains electric, water and drainage are all understood to be connected to the property with oil central heating. There are solar panels to the roof to heat hot water..

COUNCIL TAX

The Council Tax Banding for this property is BAND D as confirmed by West Lindsey Council.









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