



Willow Cottage, Mill Lane, NORTH KELSEY, LN7

New £475,000



- Exceptionally Renovated to a High Specification Inside and Out
- Large Workshop
- Open Plan Living
- Four Double Bedrooms
- uPVC Double Glazing
- Extensive Off Road Parking & Double Garage
- Great Sized Gardens with Country Views
- Separate Utility Room & Ground Floor Shower Room
- Ensuite Shower room

Willow Cottage comes to the market having been extensively renovated using high quality materials throughout. The property provides well proportioned accommodation comprising an entrance conservatory, hallway, large open plan kitchen dining living space, a lounge, separate utility room and shower room to the ground floor with the first floor enjoying four double bedrooms. There is an en-suite shower room to bedroom two and a family bathroom. Externally the property enjoys a vast amount of off road parking, a double garage, a large workshop, gardens and countryside views. Viewing is essential!



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

Having been fully and extensively renovated to a high specification throughout.

ENTRANCE CONSERVATORY 3.45m (11' 4") x 2.91m (9' 7")

Enter the property via the uPVC double glazed sliding doors into the conservatory having wall lighting and tiled floors. An additional uPVC external door opens to the hall.

HALLWAY

Having two built in cupboards, two light fittings and coving to the ceiling, a central heating radiator and LVT wood effect flooring.

OPEN PLAN LIVING KITCHEN 8.55m (28' 1") x 5.80m (19' 0")

The kitchen is fitted with a range of wall and base units with under unit lighting, incorporating granite counter tops, a double oven, ceramic hob with extractor over, microwave, fridge and freezer, dishwasher and 1.5 under mount stainless steel sink with chrome mixer tap over and a central island with breakfast bar and built in wine rack. There are spotlights, coving and a light fitting to the ceiling, two central heating radiators, two uPVC double glazed windows to the front aspect and uPVC double glazed french doors to the patio area and LVT wood effect flooring.

LOUNGE 4.11m (13' 6") x 3.34m (10' 11")

Enjoying a cast iron multi fuel log burner there are feature beam and coving to the ceiling, two uPVC double glazed windows, wall lighting, two central heating radiator and LVT wood effect flooring.

UTILITY ROOM 2.86m (9' 5") x 2.40m (7' 10")

Providing a range of wall and base units fitted with complementary counter tops, a stainless steel sink with chrome mixer tap and tiled splash backs. There are under counter spaces and plumbing for a washing machine and tumble dryer. There is a light fitting to the ceiling, a uPVC double glazed window to the rear aspect, a central heating radiator and LVT click flooring. The floor standing oil boiler is located here.

GROUND FLOOR SHOWER ROOM 2.38m (7' 10") x 1.08m (3' 7")

Comprising a corner unit fitted with mains shower, a pedestal wash basin with tiled splash back and closed couple WC. Light fitting to the ceiling, a wall mounted central heated towel rail and LTV click wood effect flooring.

LANDING

Climb the carpeted stairs to the first floor split level landing having two light fittings to the ceiling, two uPVC double glazed windows to the rear elevation, two central heating radiators and carpeted flooring.

MASTER BEDROOM 4.58m (15' 0") x 4.33m (14' 2")

Enjoying countryside views from three uPVC double glazed windows, there is a pendant light to the ceiling, two central heating radiators and carpeted flooring.

BEDROOM TWO 4.83m (15' 10") x 2.95m (9' 8")

Providing a range of built in wardrobes fitted with mirrored sliding doors, there is a pendant light to the ceiling, a uPVC double glazed window to the front elevation, a central heating radiator and carpeted flooring.

EN-SUITE SHOWER ROOM 1.75m (5' 9") x 1.02m (3' 4")

Comprising a mains shower corner unit, a wash basin with storage under and a closed couple WC. There is a light fitting to the ceiling, and wood effect LVT flooring.

BEDROOM THREE 4.06m (13' 4") x 3.25m (10' 8")

Providing two uPVC double glazed windows to the front elevation, a pendant light to the ceiling, two central heating radiators and carpeted flooring.

BEDROOM FOUR 4.12m (13' 6") x 2.46m (8' 1")

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

BATHROOM 1.68m (5' 6") x 1.88m (6' 2")

fitted with a bath with tiled surround and shower head over, a pedestal wash basin with chrome mixer tap and a closed couple WC. There is a wall mounted central heated towel rail, a light fitting to the ceiling, a uPVC obscure double glazed window to the front elevating and LVT wood effect click flooring.

WORKSHOP 9.74m (31' 11") x 6.48m (21' 3")

Newly installed LED lighting. Fitted with a multi fuel burner and 3 phase electricity. There is roof space storage. The workshop is currently being used for car restoration but a great multi purpose workshop. Ample space for 3 cars.

DOUBLE GARAGE 5.62m (18' 5") x 5.66m (18' 7")

Having two electric up and over doors, fitted with power, lighting and a timber framed window.

OUTSIDE

A fantastic sized plot with secure and enclosed boundary enjoys surround gardens being mainly laid to lawn with a freshly laid driveway offering multi vehicle parking. A garvelled patio sits to the side of the property.

SERVICES (not tested)

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

FIXTURES AND FITTINGS

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

COUNCIL TAX

The Council Tax Band is Band E as confirmed by West Lindsey District.









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