



West Street, North Kelsey



4



2



2

£475,000



Key Features

- NO UPWARD CHAIN
- SUBSTANTIAL FAMILY HOME
- Paddock by separate agreement
- TRIPLE GARAGE
- EXTENSIVE PARKING
- OIL HEATING
- EPC RATING D
- FREEHOLD





SPACE TO BREATHE

This superbly proportioned detached family home offers GENEROUS 4 bedroom accommodation within well maintained gardens with paddock views. Situated within Caistor Grammar School catchment area and close to the centre of the village the property enjoys both extensive reception parking and a triple Garage to ensure a warm welcome to guests and family alike. In addition to the 2 reception rooms there is a modern Breakfast Kitchen and a most useful home Office.



A rarely available family property for which early viewing is strongly advised.

Approx 2.5 acre paddock by separate negotiation.

VIRTUAL TOUR

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RECEPTION HALL 3.37m x 3.20m (11'1" x 10'6")

A Pvcu door with side screens opens to the Reception Hall with 2 radiators and return spindle balustraded stair to the first floor with cupboard under.

LOUNGE 4.96m x 4.26m (16'4" x 14'0")

A beautifully proportioned dual aspect room with Pvcu bow window to the side and matching french doors to the rear, 2 radiators, coving, dado rail and light marble fire surround with inset calor gas fire.

DINING ROOM 4.33m x 4.26m (14'2" x 14'0")

A further generous rear facing room ideal for family celebrations with Pvcu French doors opening to the rear

terrace, radiator, coving, yorkstone fireplace with light reconstituted marble hearth and inset electric fire.

BREAKFAST KITCHEN 4.27m x 3.93m (14'0" x 12'11")

Stylishly appointed with a range of modern Stone coloured gloss fronted units with contrasting tops to include inset vinyl sink unit, integrated dishwasher, 11 base units, larder store, an additional 4 units at eye level, space for an electric range with chimney style extractor over, tiled splash areas, Pvcu double glazed window to the front and matching bow window to the rear, tiled floor, radiator and glazed door to the SIDE ENTRANCE with radiator, cupboard and Pvcu door.

OFFICE 2.48m x 2.00m (8'1" x 6'7")

Located off the Hall with Pvcu double glazed window to the front and radiator.

UTILITY 1.99m x 1.68m (6'6" x 5'6")

A practical space with fitted worktop with circular sink, space and plumbing for both an automatic washing machine and tumble drier, radiator, 7 units at eye level, extractor fan and close coupled wc.

LANDING

A central placed landing with spindle balustrade rail, radiator, pvcu double glazed window and access to the roof space.

BEDROOM 1 4.10m x 3.54m (13'6" x 11'7")

A forward facing double room with radiator.

EN SUITE 1.83m x 1.68m (6'0" x 5'6")

A fully tiled room appointed with a modern suite in white to include a wc with concealed cistern, vanity wash hand basin, glazed and tiled shower enclosure, extractor fan and chrome radiator.

BEDROOM 2 3.92m x 3.40m (12'11" x 11'2")

A further forward facing double room with Pvcu double glazed window, radiator and a range of fitted mahogany style furniture.

BEDROOM 3 4.28m x 3.92m (14'0" x 12'11")

The final double bedroom with Pvcu double glazed window, radiator, tv aerial point and a range of fitted furniture.



BEDROOM 4 3.60m x 2.60m (11'10" x 8'6")

Enjoying views across the rear garden to the paddock beyond with radiator and Pvcu double glazed window.

BATHROOM 2.65m x 2.58m (8'8" x 8'6")

Fully tiled and appointed with a light suite to include a corner bath with telephone mixer shower attachment, glazed and tiled shower enclosure with seat, vanity unit with inset wash hand basin with cupboards over and under, wc with concealed cistern, radiator, Pvcu double glazed window, extractor fan and towel radiator.

OUTSIDE

The property enjoys a broad frontage to West Street and is bounded to the front by a coped wall and wrought iron gates open to a horseshoe reception area with central lawn. The L SHAPED TRIPLE GARAGE (8.53m max x 5.31m) features twin roller doors to the front and a further roller door to the rear. Immediately to the rear of the home there is a broad flagged terrace which overlooks a terraced lawn with established beds and borders. The integral BOILER HOUSE includes an oil fired boiler and garden toilet. The rear drive leads past 2 brick, 2 timber stores and greenhouse.

NOTE

The grassed paddock, which extend to approx 2.5 acres or thereabouts together with a STABLE comprising of 2 loose boxes and a Hay Store is available by SEPARATE AGREEMENT.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND E. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS



The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Falllowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

KEY FACTS FOR BUYERS

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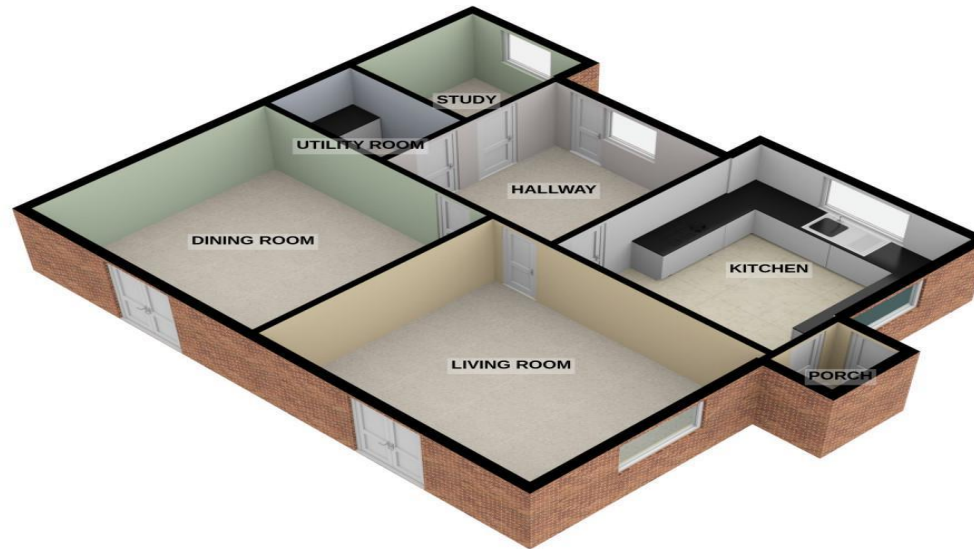


NOT INCLUDE WITH THE SALE OF THE HOUSE

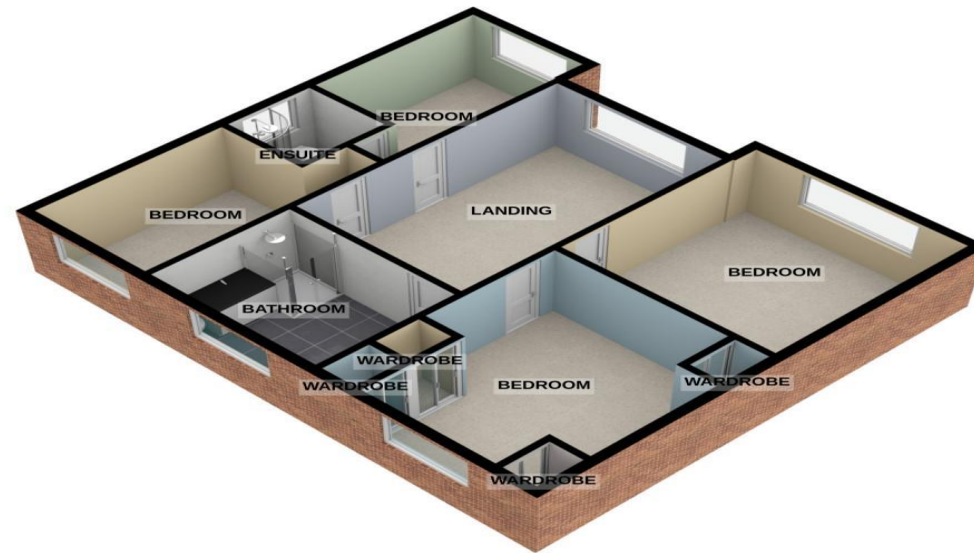
VIEWS OF STABLE AND PADDOCK AVAILABLE BY SEPARATE NEGOTIATION



GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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