



Carr Road, North Kelsey



3



1



2

£300,000



## Key Features

- RURAL LOCATION
- 0.18 ACRE GARDENS
- COUNTRYSIDE VIEWS
- 4 CAR PARKING
- SEPARATE OFFICE
- 13' PANTRY
- EPC RATING E
- FREEHOLD





Coming to the market for the first time for 35 years Barrowling Farm represents a rare opportunity to acquire a traditional detached Farmhouse in a semi rural location. Standing in gardens of approx 0.18 acres and with parking for 4 cars the home includes 2 reception rooms with multi fuel stoves, a separate Office and a beech style Kitchen with 13' Pantry. The 3 first floor Bedrooms are served by a Family Bathroom.

Welcome to peace.

#### SIDE HALL

A Pvcu door opens to the Hall with radiator, exposed brick work to one wall and Pvcu double glazed window.

#### CLOAK ROOM

Appointed with a suite in white to include a corner wash hand basin, close coupled wc and Pvcu double glazed window.

#### OFFICE 3.49m x 3.10m (11'6" x 10'2")

A modern day essential enjoying views to the garden and including a radiator, exposed brickwork to one wall and Pvcu double glazed windows to 2 aspects.

#### KITCHEN 4.21m x 2.10m (13'10" x 6'11")

Appointed with a range of light beech style fronted units with contrasting worktops to include an inset stainless steel sink unit with cupboard under, a further 5 base units together with 6 units at eye level, dishwasher space, radiator, space for an LPG powered cooker, tiled splash areas and Pvcu double glazed window.

#### PANTRY 4.05m x 2.12m (13'4" x 7'0")

A most practical space with additional work surfacing, 4 base units and 12 units at eye level, space for both a tumble dryer and automatic washing machine, part tiled walls, raised brick and quarry tile cold shelf, under stair storage and Pvcu double glazed window.



#### SITTING ROOM 3.66m x 4.23m (12'0" x 13'11")

A traditionally styled family room centered on the rustic brick fireplace with inset cast iron multi fuel stove. The room also enjoys views to the garden via a Pvcu double glazed window.

#### VESTIBULE

Centrally placed with a Pvcu door to the rear garden and stair to the first floor.

#### SNUG/DINING ROOM 3.67m x 2.98m (12'0" x 9'10")

A versatile dual aspect space ideal for use as a quiet retreat, play room or dining room with Pvcu double glazed windows to the rear and side, radiator and brick built fireplace with inset mantel beam, flagged hearth and cast iron stove.

#### SPLIT LANDING

Deep Linen cupboard.

#### BEDROOM 1 4.29m x 3.62m (14'1" x 11'11")

A dual aspect double room with views across the gardens and including a radiator, Tv aerial point, 1 single and 1 corner wardrobe together with a bulkhead cupboard over the stair.

#### BEDROOM 2 3.64m x 3.03m (11'11" x 9'11")

A further rear facing double room with radiator and built in wardrobe.

#### BEDROOM 3 2.91m x 2.12m (9'6" x 7'0")

A forward facing room with radiator and wood panelling to one wall.

#### BATHROOM 4.22m x 2.14m (13'10" x 7'0")

Appointed with a traditional suite in white to include a close coupled wc, wash stand with inset basin, panelled deep bath with mains shower over, 2 radiators, airing cupboard, access to the roof space, waterproof panels to two walls and Pvcu double glazed window.

#### OUTSIDE

The property is fronted by a neat lawn area with inset ornamental cherry tree and a 2 car gravel topped drive leads via timber gates to a further secure reception area. The enclosed rear garden is again primarily laid to lawn with inset



ornamental trees and a central gravel topped rose garden. A timber Summer House with deck completes the home.

### 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 C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

### FLOOR PLANS

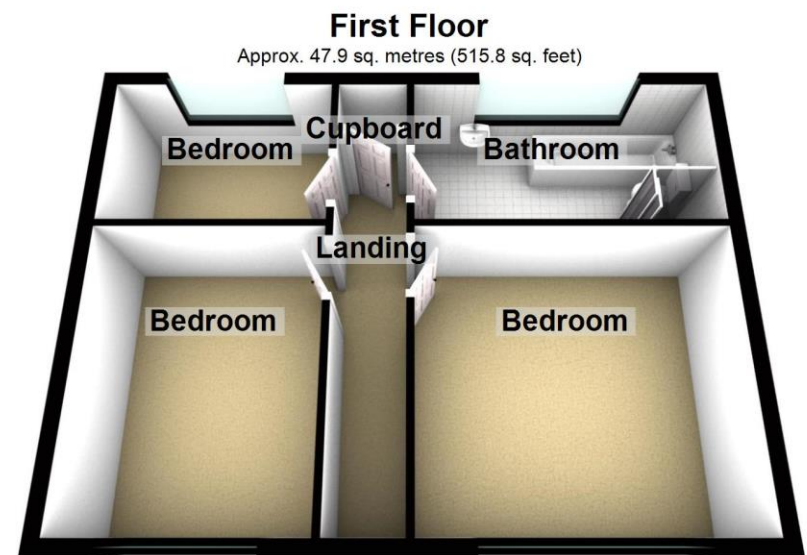
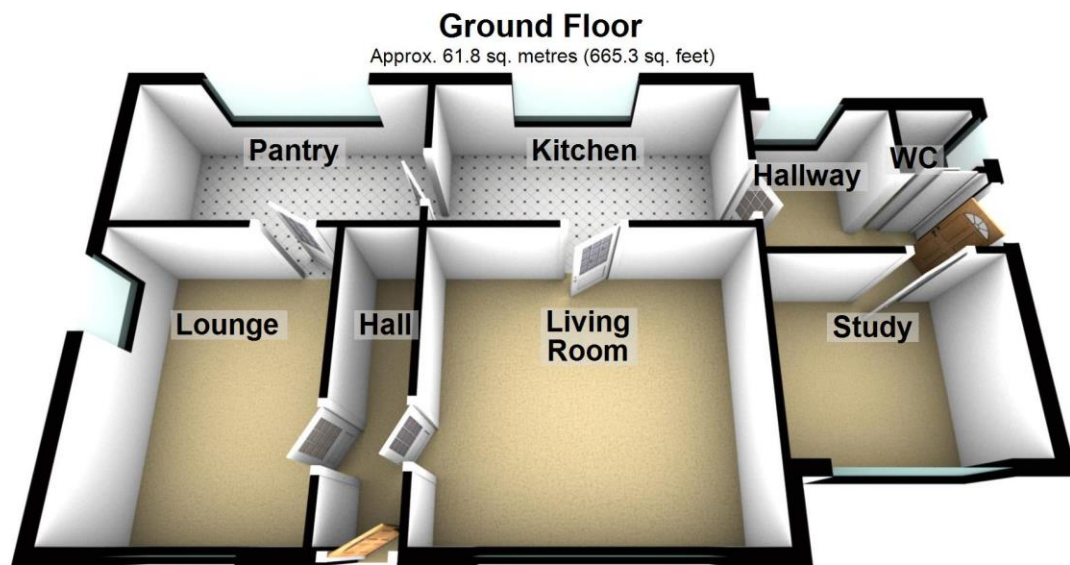
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### 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 Fallowell 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.







Total area: approx. 109.7 sq. metres (1181.0 sq. feet)

Address: Barrowling Farm, Carr Road, N Kelsey, LN7 6LG  
RRN: 9034-9624-1000-0562-7296

### Energy Rating



England & Wales

EU Directive  
2002/91/EC

