



Caistor Road, South Kelsey



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£265,000



## Key Features

- BEAUTIFULLY REFURBISHED
- BARN FOR FURTHER CONVERSION
- RECEPTION PARKING
- LANDSCAPED GARDENS
- 3M HIGH CEILINGS
- NEW WINDOWS
- EPC RATING E





A striking example of a converted former Sunday School with attached single storey BARN and enclosed rear gardens. The Sunday School has been recently refurbished to an evident high standard throughout to include a triple aspect Sitting Room with feature chimney breast, stylish contemporary Kitchen and a practical Utility Room opening to both the courtyard and the rear garden. The first floor includes a double Bedroom and an indulgent Bathroom. The attached BARN could provide bespoke additional accommodation or work space subject to the necessary permissions and the front reception parking is supplemented by secured parking and generous, enclosed rear garden. An extraordinary home which must be viewed.

#### VIRTUAL TOUR

[CLICK HERE](#)

#### RECEPTION HALL 3.06m x 1.76m (10'0" x 5'10")

A panelled side entrance door with decoratively glazed insert opens to the Reception Hall with vaulted ceiling, 4 Pvcu double glazed windows, radiator, polished oak flooring, opening to the Side Hall and a ledge and braced door to

#### SITTING ROOM 4.97m x 4.32m (16'4" x 14'2")

A stunning triple aspect room with 3m high ceiling and gothic style arched Pvcu windows to 2 aspects and further Pvcu windows to the 3rd, coving, 2 radiators, tv aerial point, picture rail, polished oak flooring, turned spindle balustraded return stair to the first floor, feature chimney breast with brick edged fireplace including inset mantel beam, stone hearth and built in store cupboards.

#### KITCHEN 3.86m x 1.90m (12'8" x 6'2")

A beautifully lit, modern kitchen with Pvcu arched windows to 3 aspects, 3m high ceiling and matching handmade gothic style American oak entrance door and appointed with a range of ivory fronted units with solid oak worktops to include deep glazed Belfast style sink with mixer tap and cupboards under, integrated refrigerator, a further 4 base units, inset electric hob

with chimney style extractor hood over, built in oven and grill with storage over and under, an additional 3 units at eye level, tiled splash areas, telephone point, picture rail, coving, oak flooring and radiator.

#### SIDE HALL

Featuring full depth sealed unit double glazed panels to either side, timber clad vaulted ceiling and oak flooring.

#### UTILITY 3.14m x 2.57m (10'4" x 8'5")

A most practical room with Pvcu doors to the front and rear and including fitted worktop with inset 1 1/2 bowl resin sink unit with cupboards under, space for an under counter freezer, space and plumbing for both an automatic washing machine and dishwasher, radiator, tiled splash areas, floor standing oil fired central heating boiler and laminate flooring.

#### LANDING

With velux style skylight and access to the eaves.

#### BEDROOM 3.27m x 3.42m (10'8" x 11'2")

A delightful triple aspect double bedroom with velux style skylights to 2 aspects, exposed timber work and an arched window to the third, radiator, tv aerial point, sloping ceilings and fitted hanging cupboard and stores.

#### BATHROOM 3.13m x 1.85m (10'4" x 6'1")

A stylish, triple aspect indulgence with a contemporary suite in white to include vanity unit with inset basin with pillar mixer tap and cupboard under, close coupled wc, panelled bath with end mixer tap, electric shaver point, radiator, natural effect marbled tiling to the walls, sloping ceilings, radiator, skylights to either side and Pvcu arched window to the front.

#### ATTACHED BARN

There is an attached single storey brick built Barn. The Barn is divided into 2 rooms which comprise: Room 1 ( 7.31M x 3.45M ) ( 23'11 x 11'3 ) Room 2 ( 2.57m x 3.42m ) ( 8'5 x 11'2 ). The Barn abuts the Utility room and includes electric light and power and could become either additional living accommodation or workspace subject to the necessary permissions.



Breakfast area



### OUTSIDE

The property enjoys off road reception parking for 2 cars to the front and high timber gates open to the rear where there is an extensive gravel topped terrace which allows for both further, secure parking and access to the attached single storey BARN. Beyond the Barn there is a beautifully appointed cottage style garden with central lawn fringed by mature shrub and herbaceous borders and a small ornamental pond. There is small gravel topped courtyard which is accessed from the Utility room. The oil storage tank is located to the side of the high entrance gates in a gravel topped amenity area.

### 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 A . 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

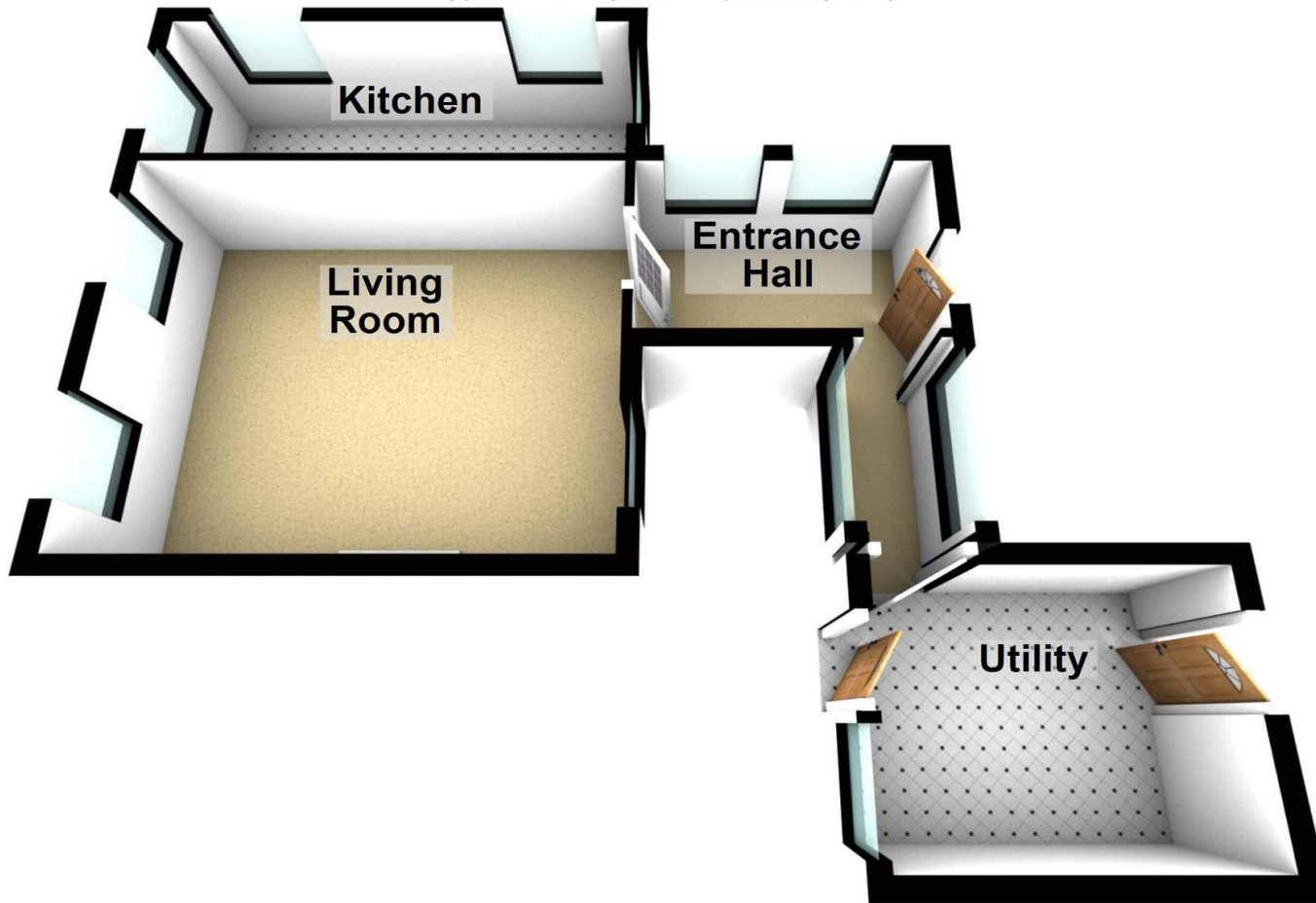
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative 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.





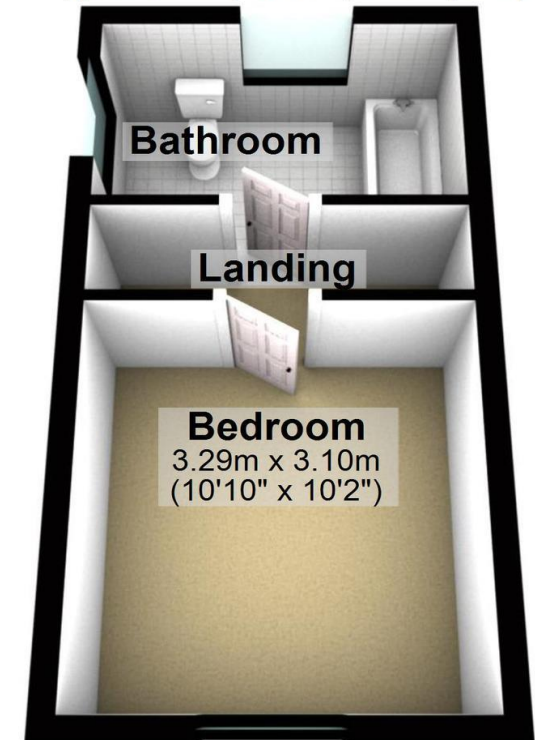
## Ground Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



## First Floor

Approx. 18.8 sq. metres (202.5 sq. feet)



Total area: approx. 63.5 sq. metres (683.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	