



Middle Street, North Kelsey



£270,000



Key Features

- SOUGHT AFTER VILLAGE
- 19' DINING KITCHEN
- DUAL ASPECT LOUNGE
- GENEROUS BATHROOM
- 3 CAR DRIVE
- SINGLE GARAGE
- EPC RATING E
- TENURE:FREEHOLD





DEFINED BY LIGHT.

Occupying a slightly elevated position this beautifully lit family home is ideal for relaxed entertaining and easy family life. The dual aspect lounge is well proportioned and the 19' dining kitchen is extensively appointed and opens to the rear gardens. The 4 generous bedrooms are served by a family bathroom with claw foot bath. In addition to the rear garden with useful brick built stores there is an attached garage and the 3 car reception drive caters for both family and friends alike.



HALL

A Pvcu door with side windows opens to the centrally placed Reception Hall with radiator, coving, dado rail, oak style flooring and stair to the first floor.

CLOAK ROOM

A half tiled room with close coupled wc, Pvcu window and tiled floor.

LOUNGE 4.24m x 5.46m (13'11" x 17'11")

A beautifully lit dual aspect room with Pvcu picture windows to the front and rear and centred on the timber fire surround with decoratively tiled slips and green slate hearth, (gas fire currently disconnected). The room also includes 2 radiators, cornice, ceiling rose and TV aerial point.

DINING KITCHEN 3.64m x 6.04m (11'11" x 19'10")

An outstanding dual aspect social space extensively appointed with a range of white Shaker style units with contrasting work tops to include a 1 1/2 bowl stainless steel sink unit, 6 base units and 7 units at eye level and a range of integrated appliances including a dishwasher, automatic washing machine, microwave oven, electric hob with matching oven and slimline wine refrigerator. There is also a housing for an American style refrigerator together with tiled splash areas, side access door, under stair store, floor standing oil fired central heating boiler, oak floor and spot lighting.



LANDING

Centrally placed with a Pvcu window to the rear aspect, coving, dado rail, spot lights and store cupboard.

BEDROOM 1 2.45m x 4.24m (8'0" x 13'11")

A rear facing double room with coving, radiator and Pvcu window

BEDROOM 2 2.96m x 3.61m (9'8" x 11'10")

A further forward facing double room with Pvcu window, radiator and a range of fitted furniture to 1 wall to include 2 double and 1 gentlemans' wardrobe.

BEDROOM 3 2.71m x 3.8m (8'11" x 12'6")

A further rear facing double room with radiator, Pvcu window and coving.

BEDROOM 4 2.24m x 3.24m (7'4" x 10'7")

(MAX MEASUREMENTS) A final forward facing room with radiator, coving and Pvcu window.

BATHROOM 2.39m x 3.24m (7'10" x 10'7")

A generous family bathroom appointed with a traditional suite in white to include a double ended claw foot bath, close coupled wc, pedestal wash hand basin, chrome towel radiator, laminated flooring, spot lights, tiled to full height, Pvcu window and fitted airing cupboard.

OUTSIDE

The property occupies a slightly elevated position and is fronted by a neat clipped hedge beyond which there is a lawn with inset willow. A 3 car reception drive leads to the attached and insulated single Garage with up and over door, light and power and Pvcu window and door to the rear. There are gates to either side and the rear is again mainly laid to lawn with raised beds and a gravel topped border. The home is completed by a detached brick building which is divided into 2 useful stores with electric. Oil storage tank.

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

FLOOR PLANS

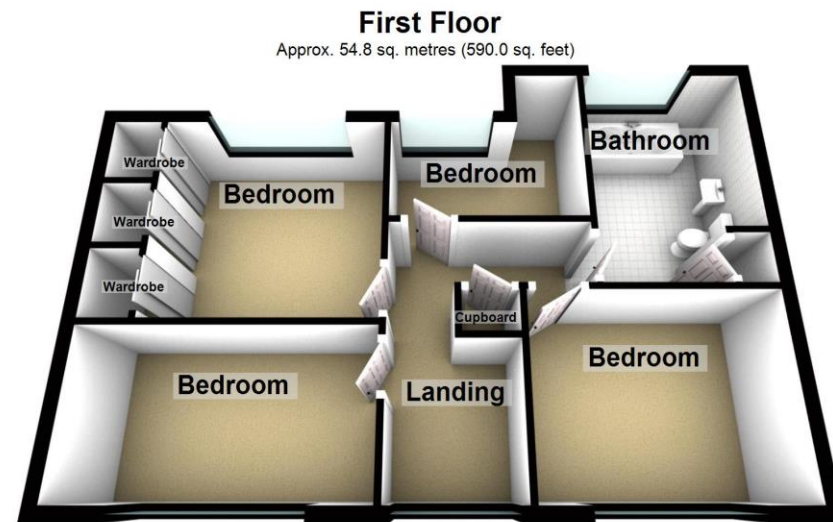
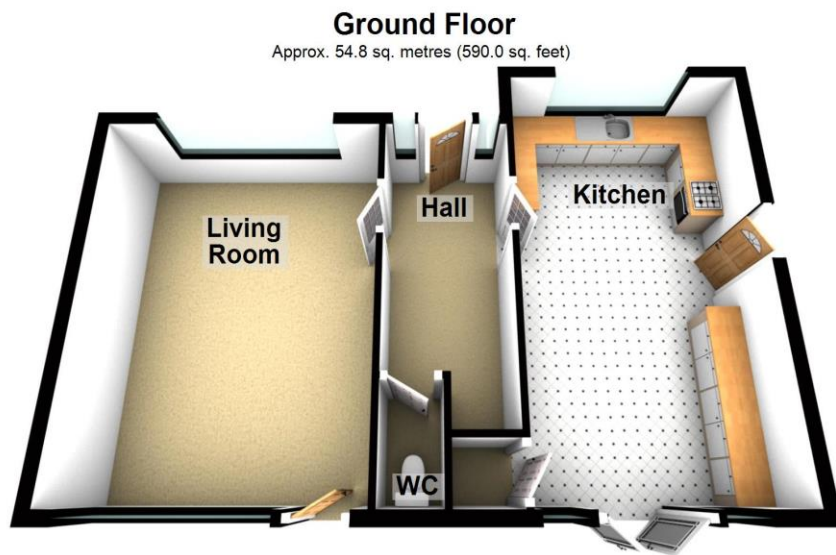
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

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. 109.6 sq. metres (1180.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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