



Brigg Road, South Kelsey



3



2



4

REDUCED TO £325,000



Key Features

- NO UPWARD CHAIN
- DOUBLE FRONTED COLOUR WASHED COTTAGE
- ENCLOSED REAR GARDENS
- 4 CAR PARKING.
- 22' 8 SITTING ROOM WITH WOOD BURNER
- CONSERVATORY
- EPC RATING E





THIS IS THE HOUSE THAT CHILDREN DRAW.
An outstanding, traditional colour washed double fronted cottage offering flexible 3 bedroom accommodation in rural Lincolnshire village. Marrying tradition to modern flexibility and beautifully lit the home includes a 22'8 Lounge with stove, 2 further reception rooms, Conservatory and large ground floor Shower room. The first floor Bedrooms are served by a large family Bathroom. The enclosed gardens are ideal for entertaining.
NO UPWARD CHAIN



VIRTUAL TOUR
Click the link:
<https://kuula.co/share/collection/7JhWI?logo=0&info=0&fs=1&vr=1&sd=1&initload=0&thumbs=1>

ENTRANCE
A composite and glazed door opens to an Entrance vestibule with laminated flooring and stair to the first floor.

MUSIC ROOM/OFFICE 3.91m x 3.62m (12.8ft x 11.9ft)
A forward facing reception room catering for the flexibility of modern living with a Pvcu double glazed window, radiator, tv aerial point, coving and laminated flooring.

DINING ROOM 3.9m x 3.88m (12.8ft x 12.7ft)
Traditionally appointed for more formal family celebrations centred on the carved timber fire surround with decoratively tiled slips and open grate and linking to both the Breakfast Kitchen and the Sitting room.

SITTING ROOM 6m x 3.97m (19.7ft x 13ft)
The undoubted informal heart of the home connecting to the garden for those easy, relaxed summer evenings and also allowing for those long winter nights around the cast iron wood burning stove. This generous room also includes laminated flooring, radiator and twin timber doors to the

CONSERVATORY 3.44m x 3.58m (11.3ft x 11.7ft)

Enjoying views to the garden and comprising of Upvc double glazed panels over brick plinths with a hip and pitched translucent roof and laminated flooring.

BREAKFAST KITCHEN 6.93m x 2.26m (22.7ft x 7.4ft)
Distinctively appointed with a good range of light fronted high and low units with contrasting green flecked worktops to include a 1 1/2 bowl resin sink unit with 5 units and an integrated dishwasher under, a further 5 base units together with a return breakfast bar and an additional 9 units at eye level. There is also space for a dual fuel range style cooker with extractor over and this well lit room has 2 Pvcu double glazed windows to the rear together with a matching door.

UTILITY ROOM 3.92m x 1.56m (12.9ft x 5.1ft)
A most practical space with tiled floor and a range of 7 base units, space and plumbing for an automatic washing machine, refrigerator space and coving.

SHOWER ROOM 3.98m x 2.55m (13.1ft x 8.4ft)
An excellent space appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, panelled and glazed shower enclosure, radiator, spot lighting, Pvcu double glazed window and tiled floor.

LANDING
Deep airing cupboard, access to the roof space and radiator.

BEDROOM 1 3.93m x 3.91m (12.9ft x 12.8ft)
A forward facing double room with Pvcu double glazed window, radiator, coving and deep bulkhead hanging cupboard.

BEDROOM 2 3.9m x 3.62m (12.8ft x 11.9ft)
A matching forward facing double room with Pvcu double glazed window, radiator and coving.

BEDROOM 3 2.95m x 2.97m (9.7ft x 9.7ft)
A well proportioned rear facing room with Pvcu double glazed window, radiator and coving.

BATHROOM 2.84m x 2.95m (9.3ft x 9.7ft)
A most generous room appointed with a suite in white to include a close coupled wc, a vanity basin with cupboards and





drawers under, corner bath with both mixer tap and main shower over together with a curving glazed screen, tiled splash and shower areas, radiator, coving and Pvcu double glazed window.

TOILET 1.88m x 0.94m (6.2ft x 3.1ft)

A useful addition with close coupled wc, pedestal wash hand basin and Pvcu double glazed window.

OUTSIDE

The property is fronted by a brick wall and a wrought iron gate opens to a central path which bisects a traditional lawned garden with cottage style lavender and geranium borders. There is vehicular and pedestrian access to the rear of the property where there is a gated 4 car blockpaved reception drive with garden store and amenity area. A picket gate opens to the family garden which is best viewed from the timber deck leading from the Sitting room and includes a broad lawn with more well stocked herbaceous and perennial borders. A further seating area completes the rear. The oil tank is situated to the remaining side.

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.

KEY FACTS FOR BUYERS.

Click the link:

<https://sprift.com/dashboard/property-report/eden-house-brigg-road-market-rasen-ln7-6pq/2708309>



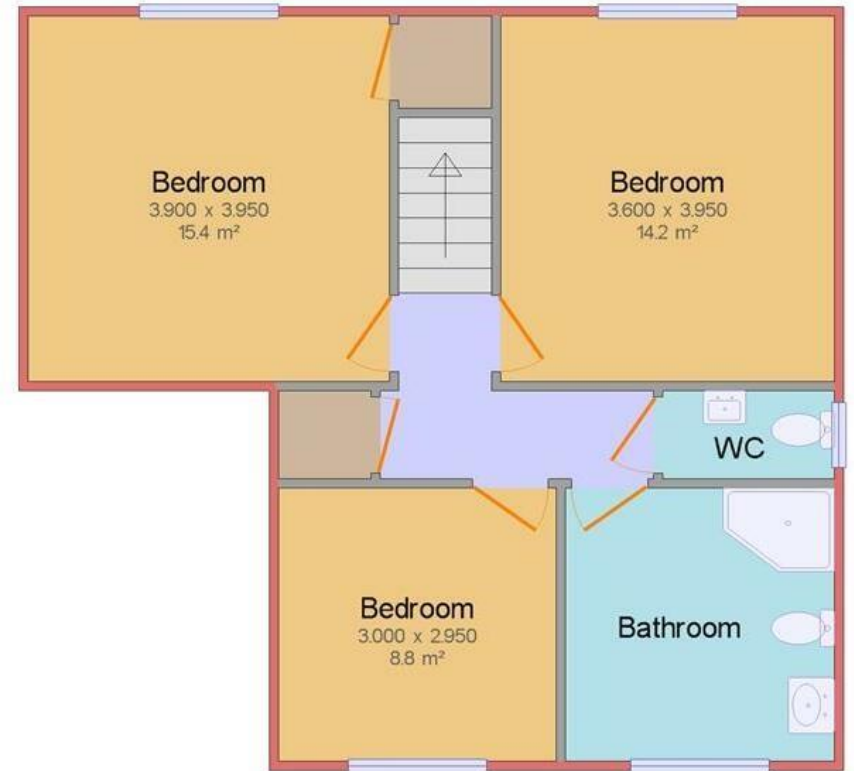
Ground Floor

Gross internal area: 104.3 m² (1123.0 ft²)




First Floor

Gross internal area: 59.0 m² (634.7 ft²)



Drawings are for illustrative purposes only.
Produced using Quick Sketch 3.17.2w

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address:
eden house, brigg rd, weston fallowell

