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Caistor Road, North Kelsey Moor



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£475,000

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IMMACULATELY PRESENTED DETACHED FARMHOUSE. Popular Village Location, this incredible home offers spacious and flexible accommodation, comprising 3 reception rooms, 5 bedrooms and 3 bathrooms as well as generous gardens, outbuildings and extensive gated parking. VIEWING ADVISED TO FULLY APPRECIATE

#### Key Features

- Incredible Detached Farmhouse
- Popular Village Location with Views
- Immaculately Presented Throughout
- Entrance Hall, Lounge, Breakfast Kitchen
- Dining Room, Sitting Room, Utility
- 5 Bedrooms, 3 Bathrooms
- EPC rating E
- Tenure: Freehold





## Situation

North Kelsey is a picturesque village located in the county of Lincolnshire. Nestled in the lush countryside, it is part of the West Lindsey district and lies approximately 6 miles southeast of Caistor and 8 miles from Market Rasen. The village exudes a tranquil, rural charm with its winding lanes, traditional stone cottages, and welcoming community. The area is well-connected to nearby towns and cities, yet retains its peaceful and slow-paced lifestyle, making it a sought-after destination for both residents and visitors looking for a retreat from urban bustle.

## Entrance Hall

1.98m x 3.58m (6'6" x 11'8")

glazed entrance door, radiator, oak flooring, stairs to first floor accommodation and storage under

## Lounge

4.02m x 3.7m (13'2" x 12'1")

double glazed bay window to front aspect, radiator and feature fireplace with inset multi fuel burner

## Breakfast Kitchen

6.05m x 3.11m (19'10" x 10'2")

a range of fitted wall and base units, space for 'Range' style cooker, ceramic sink unit, tiled splash backs, tiled flooring, radiator and double-glazed windows to side and rear aspects

## Dining Room

3.64m x 3.09m (11'11" x 10'1")

double glazed window to rear aspect, radiator, uPVC French doors and oak flooring

## Sitting Room

3.63m x 3.66m (11'11" x 12'0")

double glazed bay window to front aspect, radiator, feature fireplace with inset multi fuel burner and oak flooring

## Utility Room

2.71m x 3.03m (8'11" x 9'11")

a range of fitted wall and base units, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, airing cupboard housing hot water cylinder, tiled flooring, radiator and double-glazed window to rear aspect

## Rear Entrance Hall

1.6m x 1.07m (5'2" x 3'6")

composite entrance door and tiled flooring

## Shower Room

2.66m x 1.87m (8'8" x 6'1")

3-piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled flooring, heated towel rail, under floor heating and double-glazed window to rear aspect

## Annexe

5.25m x 5.23m (17'2" x 17'2")

open plan studio style annexe. Kitchen area features a range of fitted wall and base units, stainless steel sink unit, space for under counter fridge and tiled splash backs. There are also 2 double glazed windows to rear aspect, double glazed window to side aspect, uPVC French doors, wood flooring and 2 radiators

## Annexe Shower Room

2.05m x 1.74m (6'8" x 5'8")

3-piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, fully tiled splash backs, wood flooring, heated towel rail, double glazed window to side aspect and roof void access

## Landing

2.68m x 2.23m (8'10" x 7'4")

radiator, storage cupboard and roof void access

## Bedroom 1

6.55m x 3.67m (21'6" x 12'0")

2 double glazed windows to front aspect and 2 radiators

## Bedroom 2

2.93m x 3.71m (9'7" x 12'2")

double glazed window to front aspect, radiator and fitted storage

## Bedroom 3

3.3m x 3.13m (10'10" x 10'4")

double glazed window to rear aspect and radiator

## Bedroom 4

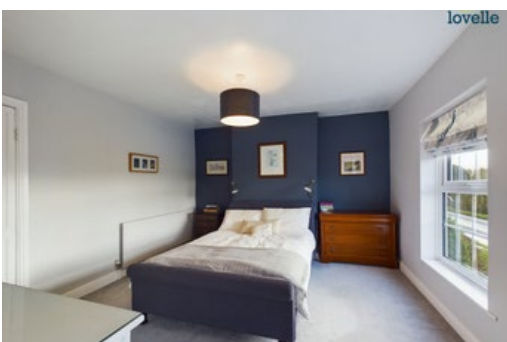
2.61m x 2.16m (8'7" x 7'1")

double glazed window to rear aspect and radiator

## Bathroom

1.73m x 3.08m (5'8" x 10'1")

4 piece suite comprising low level WC, vanity hand wash basin, freestanding bath, shower cubicle, tiled splash backs, tiled flooring, heated towel rail, underfloor heating and double glazed window to rear aspect





## Gardens

occupying a generous plot being mostly laid to lawn, with a variety of planted shrubs and bushes, with fruit trees, vegetable plots as well as gravelled seating area. There is also a variety of outbuildings including greenhouse, garage, polytunnel and sheds.

## Gated Driveway

extensive gated driveways providing ample off road parking for a number of vehicles and a Zappi electric vehicle charger.

## Agents Notes

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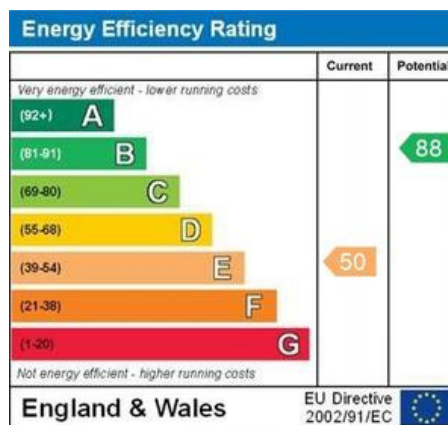
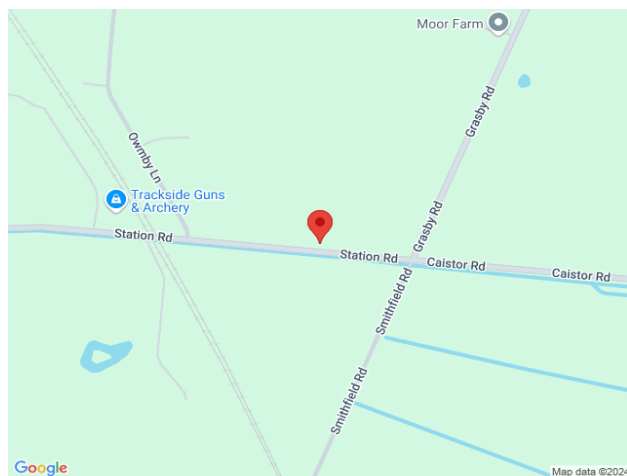
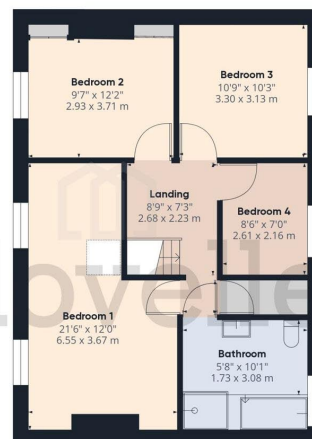
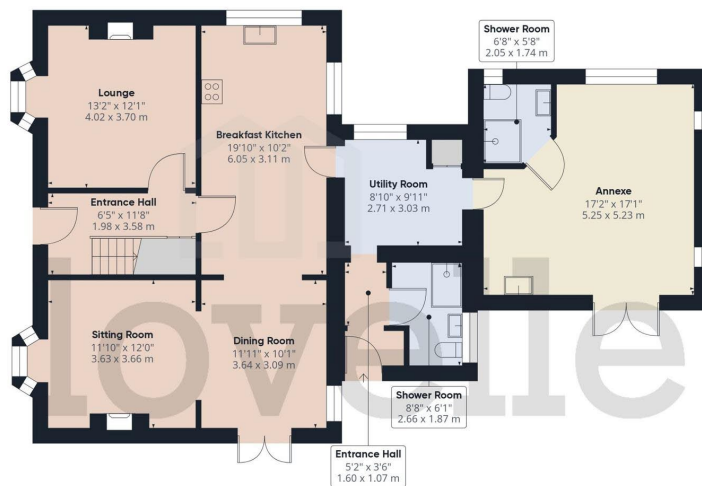


Approximate total area<sup>†</sup>  
1858.51 ft<sup>2</sup>  
172.66 m<sup>2</sup>

(†) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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01673 844069

marketrasen@lovelle.co.uk