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Caistor Road, South Kelsey



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£185,000



TRADITIONAL COUNTRY COTTAGE LOCATED IN A HISTORIC VILLAGE ON THE EDGE OF THE WOLDS. Well presented throughout, comprising porch, lounge, hallway, kitchen diner, 3 bedrooms, 2 shower rooms, generous gardens & driveway. NO ONWARD CHAIN

Key Features

- Country Terraced Cottage
- Popular Village Location
- Well Presented Throughout
- Porch, Lounge, Hallway
- Generous Garden & Driveway
- Kitchen Diner, Ground Floor Shower Room
- 3 Bedrooms, Shower Room
- EPC rating F
- Tenure: Freehold
- NO ONWARD CHAIN



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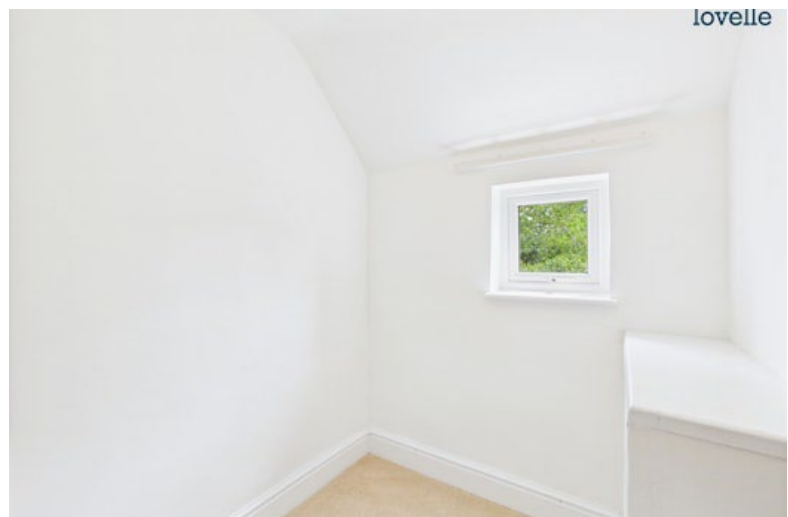
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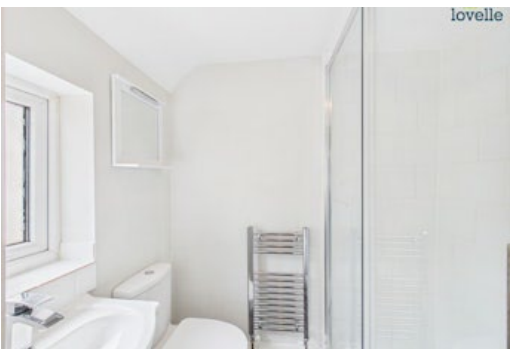
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Situation

Nestled in the picturesque Lincolnshire countryside, South Kelsey is a charming rural village that offers a peaceful lifestyle with a strong sense of community. Located between the market towns of Caistor, Market Rasen and Brigg, the village is surrounded by rolling farmland and scenic walks, making it ideal for those who enjoy the outdoors. South Kelsey boasts a traditional village atmosphere, complete with a historic church, a public house serving food, village hall activities plus a park with modern play and outdoor gym equipment. The neighbouring village of North Kelsey has further amenities, including a primary school and community shop. The property is also within the catchment area for the highly regarded Caistor Grammar School. Though quiet and tranquil, the village benefits from convenient access to local amenities in nearby towns, as well as good road links to Grimsby, Scunthorpe, and Lincoln. Whether you're looking for a countryside retreat or a family home in a friendly, rural setting, South Kelsey offers a delightful blend of rural charm and accessibility.

Entrance Porch

1.11m x 1.4m (3'7" x 4'7")

glazed entrance door and tiled flooring

Lounge

5.37m x 3.62m (17'7" x 11'11")

2 double glazed windows to front aspect, exposed beams, radiator and feature fire place with log burner inset

Hallway

3.2m x 2.13m (10'6" x 7'0")

stairs to first floor accommodation, radiator and laminate flooring

Kitchen Diner

2.73m x 3.27m (9'0" x 10'8")

a range of fitted wall and base units, space for fridge freezer, space and plumbing for washing machine, stainless steel sink unit, space for cooker, wall mounted LPG gas boiler, radiator, tiled splash backs, laminate flooring, double glazed window to rear aspect and uPVC side entrance door

Ground Floor Shower Room

1.75m x 2.08m (5'8" x 6'10")

3 piece suite comprising low level WC, pedestal hand wash basin, electric shower cubicle, tiled splash backs, tiled flooring, radiator and double glazed window to rear aspect

Landing

2.34m x 1.92m (7'8" x 6'4")

double glazed window to rear aspect and roof void access

Bedroom 1

2.74m x 3.83m (9'0" x 12'7")

double glazed window to front aspect, radiator and walk-in storage (1.4m x 1.1m)

Bedroom 2

2.56m x 3.67m (8'5" x 12'0")

double glazed window to front aspect and radiator

Bedroom 3

1.77m x 2.26m (5'10" x 7'5")

ideal for use as a dressing room / study / nursery having double glazed window to rear aspect and radiator

Shower Room

1.31m x 1.9m (4'4" x 6'2")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, heated towel rail, vinyl flooring and double glazed window to rear aspect

Gardens

well maintained gardens, being mostly laid to lawn, with paved patio area, planted shrubs, fruit trees and timber shed. Please note there is a pedestrian right of access across the rear garden for the adjoining properties, typical of a terrace of houses. 19.6m (64ft) long.

Driveway

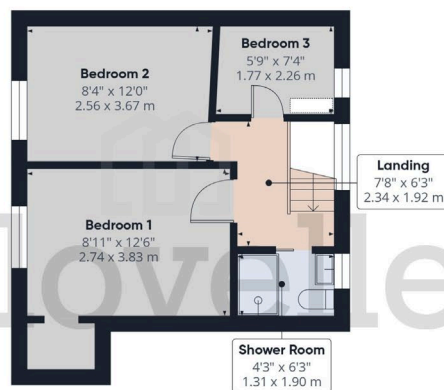
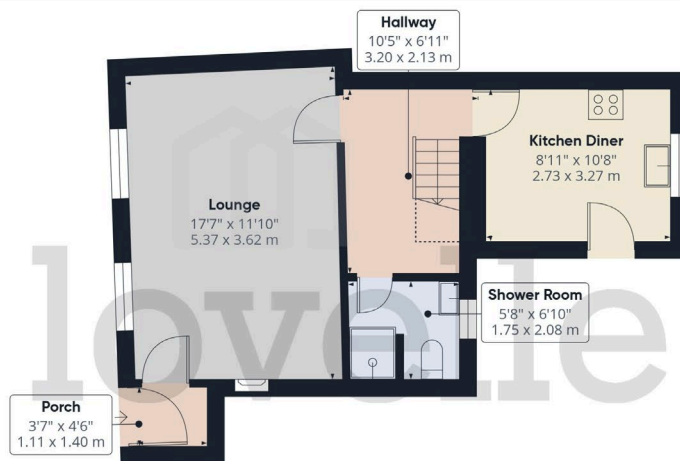
gravelled driveway to the front of the property providing ample off road parking for a number of vehicles

Agents Notes

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Approximate total area⁽¹⁾

754 ft²
69.9 m²

Reduced headroom

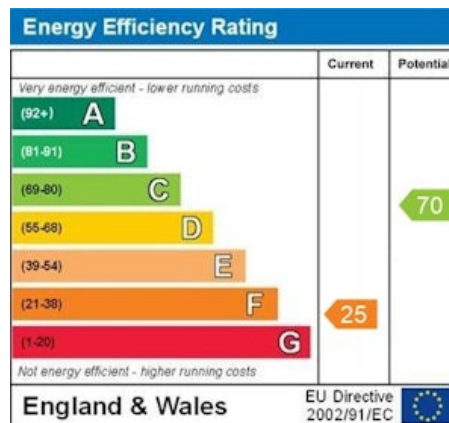
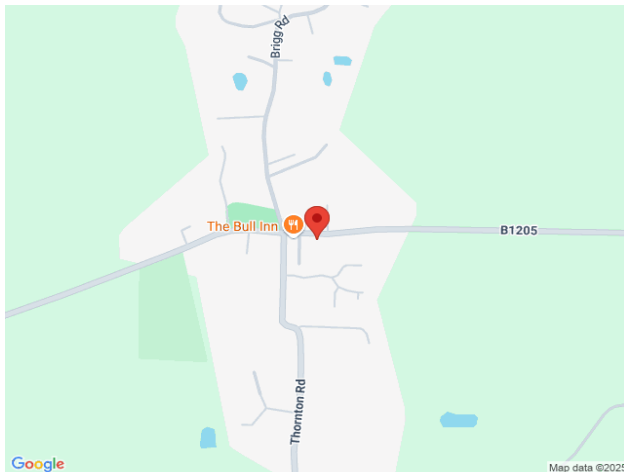
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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