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St Marys Gate, Waddingham Road, South Kelsey



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£250,000



SPACIOUS SEMI DETACHED HOUSE WITH STUNNING VIEWS. Situated in a popular rural village this property has so much potential! comprising entrance hall, lounge, kitchen diner, utility, WC, 3 bedrooms & bathroom. With GENEROUS GARDENS and EXTENSIVE DRIVEWAY. Viewing advised to fully appreciate!

Key Features

- Semi Detached House
- Popular Village Location
- Spacious Accommodation
- Entrance Hall, Lounge
- Kitchen Diner, Utility, WC
- 3 Bedrooms & Bathroom
- EPC rating TBC
- Tenure: Freehold

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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 neighboring 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.

Entrance Hall

1.3m x 2.23m (4'4" x 7'4")

uPVC entrance door, laminate flooring and stairs to first floor accommodation

Lounge

5.2m x 4.08m (17'1" x 13'5")

dual aspect double glazed windows to front and rear aspect, radiator, laminate flooring and feature fireplace with log burner inset

Kitchen Diner

5.17m x 3.31m (17'0" x 10'11")

a range of fitted wall and base units, pantry cupboard, electric oven, 4 ring hob, space for fridge freezer, sink unit, tiled flooring, tiled splash backs, and double glazed windows to front and side aspect

Utility

2.47m x 2.06m (8'1" x 6'10")

space and plumbing for washing machine, space for tumble dryer, tiled flooring, double glazed window to side aspect and 2 uPVC entrance doors

WC

1.39m x 0.94m (4'7" x 3'1")

low level WC, tiled flooring and double glazed window to front aspect

Landing

1.58m x 2.96m (5'2" x 9'8")

double glazed window to rear aspect, roof void access and airing cupboard

Bedroom 1

3.55m x 3.56m (11'7" x 11'8")

double glazed window to front aspect, radiator, fitted wardrobes and fitted storage

Bedroom 2

2.84m x 3.74m (9'4" x 12'4")

double glazed window to front aspect, radiator and fitted storage

Bedroom 3

2.29m x 3.06m (7'6" x 10'0")

double glazed window to rear aspect and radiator

Bathroom

1.59m x 2.46m (5'2" x 8'1")

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

Gardens

occupying a generous plot with stunning field views to the rear. Being mostly laid to lawn, with raised decking, timber sheds and planted borders

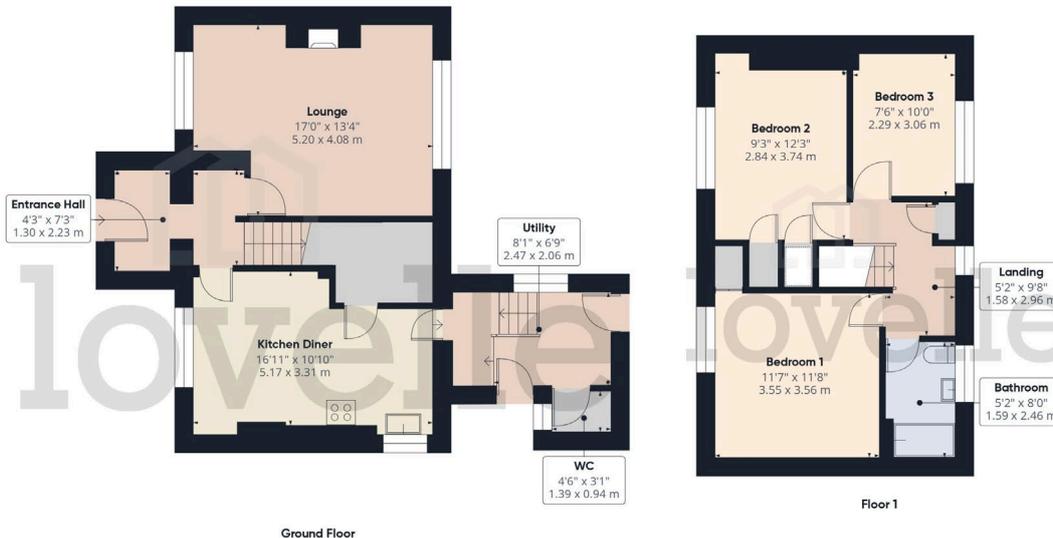
Driveway

An extensive gravelled driveway 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^m
1029 ft²
95.6 m²

(1) Excluding balconies and terraces

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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