



High Street, North Kelsey



2



1



2

£225,000



Key Features

- NO ONWARD CHAIN
- 14' LOUNGE
- MODERN KITCHEN
- WEST FACING GARDENS
- RECEPTION/DRIVE PARKING
- WELL PRESENTED
- EPC RATING TBC
- FREEHOLD





Situated in the heart of the popular village of north Kelsey this stylish detached bungalow offers 2 bedroom accommodation with west facing rear gardens. In addition to the forward facing lounge there is a separate dining room together with a modern oak style kitchen. A contemporary shower room completes the home. Guests and family parking is well catered for by the front reception area and side driveway.

Delightfully proportioned home for which early viewing is strongly advised.

RECEPTION HALL

A PVCu door opens to an L shaped hall with inset ceiling spotlights, radiator, access to the roof space and fitted airing cupboard with insulated cylinder

LOUNGE 4.38m x 3.89m (14'5" x 12'10")

A generous forward facing room with PVCu double glazed bow window, radiator, and TV aerial point.

DINING ROOM 3.33m x 3.69m (10'11" x 12'1")

A versatile room with PVCu double glazed French doors to the rear garden, radiator, ceiling spotlights, laminated flooring and rounded arch to kitchen.

KITCHEN 3.56m x 3.64m (11'8" x 11'11")

Appointed with a contemporary range of light oak style fronted units with contrasting worksurfaces to include insert resin sink with mixer tap and cupboards under, slimline dishwasher, eight base units together with five units at eyelevel, built in double oven with storage over and under, built-in upright fridge and freezer, insert for burner stainless steel Calor gas hob, radiator, spotlights, rear facing PVCu double glazed window and rear personnel door.

BEDROOM 1 4.38m x 3.08m (14'5" x 10'1")

A forward facing double room with PVCu double glazed window and radiator.

BEDROOM 2 2.39m x 3.64m (7'10" x 11'11")

A side facing room with radiator and PVCu double glazed window.

SHOWER ROOM 3.39m x 2.37m (11'1" x 7'10")

(Maximum measurements.) Appointed with modern suite in white to include a close coupled WC, vanity wash hand basin with panelled splashback, walk-in shower with handheld attachment and rainwater head, vertical chrome radiator, electric shaver point and PVCu double glazed window.

OUTSIDE

The property is screened to the front by the clipped conifer hedge and a gravelled driveway and turning area is flanked by neatly clipped mature shrubs. The driveway continues to the side of the property and allows for three car off-road parking. A high gate leads to the rear of the property which is laid to lawn with shaped herbaceous and shrub borders together with a timber garden shed. There is an externally located oil fired heating boiler and 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 B. 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 Falllowell 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. 83.1 sq. metres (894.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

