



Primrose Cottage, South Street, North
Kelsey, Market Rasen, Lincolnshire, LN7 6ET

£230,000



- Superb Detached Bungalow
- Three Bedrooms
- En-Suite to Master Bedroom
- Modern Kitchen Diner
- Spacious Lounge
- Three-Piece Bathroom
- Ample Off-Road Parking and Detached Garage
- Mature Gardens
- Council Tax Band C

Welcome to this superb three-bedroom detached bungalow, ideally positioned and offering well-balanced accommodation throughout, this offered to the market with no chain, for ease of purchase. Thoughtfully designed, the property combines comfortable single-level living with modern finishes and generous proportions, making it an excellent choice for a range of buyers. At the heart of the home is a stylish modern kitchen/diner, perfect for both everyday living and entertaining, alongside a spacious lounge. The accommodation further comprises three well-proportioned bedrooms, including a master bedroom complete with en-suite facilities, as well as a contemporary three-piece bathroom. Externally, the property continues to impress with ample off-road parking, a detached garage, and mature gardens that offer both privacy and outdoor enjoyment. This is a fantastic opportunity to acquire a well-appointed bungalow in a desirable village setting.



LOCATION

North Kelsey is a highly regarded Lincolnshire village offering an attractive blend of countryside living and everyday convenience. Surrounded by open rural landscapes, the village enjoys a peaceful setting whilst remaining well connected to the nearby market towns of Caistor, Brigg and Market Rasen, with further access to Lincoln, Grimsby and Scunthorpe via the A46 and wider road network.

The village benefits from a strong sense of community together with a range of local amenities including a village hall, public house, church and primary schooling, making it particularly appealing to families, professionals and those seeking a more relaxed pace of life. North Kelsey is also well placed for access to highly regarded grammar schooling in Caistor and offers excellent opportunities for walking, cycling and outdoor pursuits within the surrounding Lincolnshire countryside.

ACCOMMODATION

The bungalow is conveniently arranged over a single floor, offering ease of access and practical, comfortable living throughout.

HALLWAY

A central hallway with a uPVC door to the side aspect of the property, two pendant ceiling lights, a wall-mounted electric heater, and carpeted flooring.

KITCHEN/DINER 5.16 M X 2.69 M

A superb rear-facing contemporary kitchen/diner, beautifully appointed with an extensive range of sleek high-gloss wall and base units, complemented by stylish patterned work surfaces and attractive tiled splashbacks. A composite one-and-a-half bowl sink with mixer tap is perfectly positioned beneath a uPVC double-glazed window, enjoying pleasant views over the rear garden.

The kitchen also offers plumbing and under-counter space for a washing machine, ample room for an American-style fridge freezer, and integrated appliances including an electric oven, hob, and extractor canopy above.

This impressive open-plan space is finished with quality laminate flooring and further benefits from French doors opening onto the side driveway, creating an abundance of natural light and easy access to the outdoors.

LOUNGE 4.55 M X 3.25 M

A generously proportioned rear-facing lounge enjoying an abundance of natural light via uPVC double-glazed French doors opening directly onto the patio area, creating an ideal space for relaxing and entertaining. The room is further complemented by a pendant ceiling light, electric radiator, and fitted carpet flooring for added comfort.

BATHROOM

A stylish partially tiled bathroom fitted with a panelled bath, pedestal wash hand basin, and low-level WC. The room is enhanced by a chrome heated towel rail, an extractor fan, ceiling light fitting, and a uPVC obscure double-glazed window to the side elevation, allowing for natural light while maintaining privacy. Carpeted flooring completes this well-presented space.

BEDROOM ONE 4.29 M X 3.25 M

A well-proportioned front-facing double bedroom featuring a uPVC double-glazed window, allowing for plenty of natural light. The room is finished with carpeted flooring and a pendant ceiling light, and further benefits from direct access to a private en-suite, adding both comfort and convenience.

EN-SUITE

The en-suite is fitted with a walk-in shower cubicle, low-level WC, and wash hand basin, all set within a partially tiled finish for a clean, modern look. The space benefits from a ceiling spotlight fitting, extractor fan, and a chrome heated towel radiator. Carpeted flooring completes this well-appointed and practical en-suite shower room.

BEDROOM TWO 3.25 M X 2.97 M

Situated to the front of the property, this well-proportioned double bedroom enjoys a pleasant outlook over the garden through a uPVC double-glazed window. The room is finished with a pendant ceiling light and carpeted flooring.

BEDROOM THREE 3.05 M X 2.69 M

Bedroom three is positioned to the side of the property and is finished with carpeted flooring and a ceiling light point. This bedroom also provides access to the loft space, which is partially boarded for storage and houses the boiler.

GARAGE 5.13 M X 3.10 M

The detached brick-built garage benefits from power and lighting, together with an electric roller shutter door, providing secure and convenient access.

STEP OUTSIDE

The property occupies a particularly attractive plot and is approached via a gravel driveway providing ample off-road parking, leading to the detached brick-built garage which benefits from an electric roller shutter door, power and lighting. The frontage is neatly maintained, featuring a lawned garden with planted borders and mature hedging, offering a high degree of privacy and excellent kerb appeal.

To the rear, the garden is beautifully arranged, offering a superb balance of lawn, patio seating area with a metal-framed pergola, gravelled landscaping, and well-stocked mature borders, creating a peaceful and colourful outdoor retreat.

The property further benefits from a useful shed with power, ideal for storage or workshop use, as well as an additional timber-built storage store. The garden is fully enclosed with fencing to all boundaries and a gated access point, providing both privacy and a secure outdoor environment.

FIXTURES AND FITTINGS

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES (NOT TESTED)

Mains electric, water and drainage are all understood to be connected to the property with Calor gas central heating.

COUNCIL TAX

The Council Tax Band for this property is Band C as confirmed by North Lincolnshire Council.

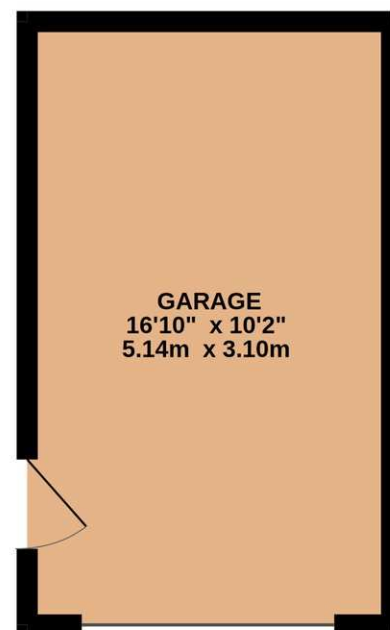




GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



GARAGE
172 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.6 sq.m.) approx.

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(01652) 655151

brigg@bellwatson.co.uk

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