



North Lodge Cottage, North Kelsey Road, Caistor, LN7 6SF

Offers over £250,000



- Detached Cottage
- Three Bedrooms
- Ample Parking and Double Garage
- Scope for Modernisation Throughout
- Set Within a Generous 0.4 Acre Plot
- Three-Piece Family Bathroom
- Rural Location
- Council Tax Band C

Bell Watson is delighted to present to the market North Lodge Cottage that is set within approximately a 0.4-acre plot and presents a unique opportunity in the highly desirable Caistor location. Offering significant potential for enhancement or redevelopment (subject to the necessary consents), the property is ideal for those looking to create a bespoke home. Boasting established gardens and a discreet, tucked-away position close to the Lincolnshire Wolds, this home provides the perfect canvas for a truly special project.



LOCATION

North Lodge Cottage sits in a peaceful position just beyond the sought-after market town of Caistor, accessed from North Kelsey Road and enveloped by established woodland and rolling countryside, creating a true sense of seclusion while remaining close to everyday essentials.

Caistor is known for its welcoming community and provides a good selection of amenities, including independent shops, cafés, traditional pubs, schools and leisure facilities. The town also borders the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, ideal for scenic walks, cycling and country pursuits.

The property is conveniently located for travel to Market Rasen, Brigg, Scunthorpe and Grimsby, with straightforward connections to the A46 and M180, offering an appealing balance of rural charm and accessibility.

ACCOMODATION

The accommodation is arranged over two floors and boasts a main lounge featuring a stone fireplace with gas fire, a kitchen/dining area, three bedrooms (two doubles) and a family bathroom.

HALL

The hall is accessed via a traditional arched doorway, a uPVC window and features a staircase rising to the first floor.

KITCHEN 3.96m (13'0") x 1.73m (5'8")

The open plan kitchen features a stainless-steel sink with cupboards below, space for a free-standing oven and fridge/freezer, and a ceiling pendant light.

LOUNGE 6.76m (22'2") x 3.86m (12'8")

The spacious triple aspect main lounge features a characterful stone-built fireplace with an inset gas fire and a large multi-pane window offering triple aspect views of the garden.

W.C.

The downstairs cloakroom is access via the front porch and benefits from a low-level flush toilet.

BEDROOM ONE 3.81m (12'6") x 2.46m (8'1")

A good size double bedroom with a radiator, a ceiling pendant light and carpeted flooring.

BEDROOM TWO 3.76m (12'4") x 2.95m (9'8")

A second double bedroom that benefits from a uPVC double glazed window, a central ceiling pendant light, a radiator and carpeted flooring.

BEDROOM THREE 2.84m (9'4") x 2.13m (7'0")

A single bedroom with a uPVC window, a ceiling pendant light, a radiator and carpeted flooring.

BATHROOM 2.95m (9'8") x 1.83m (6'0")

A three-piece family bathroom that comprises a bath with a tiled splash back, a pedestal hand wash basin and a low-level flush toilet.

OUTSIDE

Tucked away behind a secure gated entrance, the property opens to a spacious driveway offering ample room for parking and maneuvering, alongside a detached double garage fitted with two up-and-over doors.

The cottage offers plenty of character, showcasing painted brick elevations contrasted with green trim and complemented by dormer windows that add both charm and natural light.

Set within approximately 0.4 acres, the plot enjoys a high degree of privacy, bordered by established planting and a natural woodland backdrop. The gardens are mainly laid to lawn with a mix of mature shrubs, while patio and hard standing areas provide functional outdoor space. The overall plot presents exciting potential for redesign or enhancement of the landscaping and outbuildings, subject to the appropriate permissions.

FIXTURES AND FITTINGS

All fixed light fittings and floor coverings are to be included within the sale of the property.

SERVICES (not tested)

Services include private drainage to a septic tank and LPG gas, typical for properties in this setting.

COUNCIL TAX

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



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