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Church Farm Road, South Kelsey



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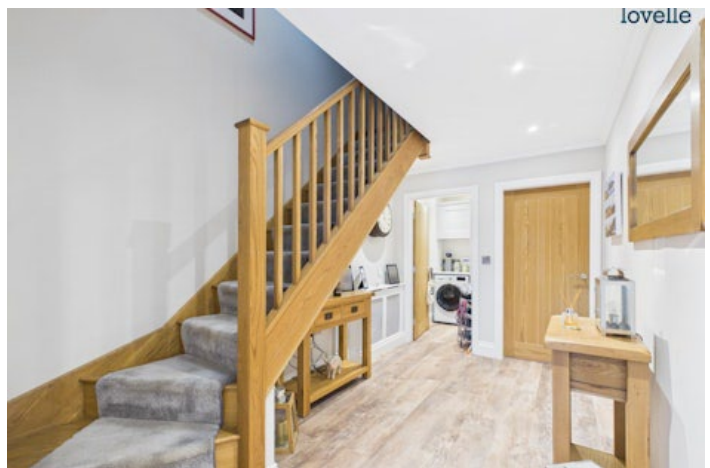
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When it comes to
property it must b


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£365,000

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STUNNING EXECUTIVE DETACHED HOUSE! Immaculately presented throughout, with spacious accommodation comprising entrance hall, WC, lounge, kitchen diner, utility, 5 bedrooms, 2 ensuites and bathroom. Landscaped gardens, garage and driveway with open field views! NO ONWARD CHAIN

Key Features

- Stunning Detached House
- Rural Village Location
- Immaculately Presented Throughout
- Entrance Hall, WC, Utility
- Kitchen Dining Room & Lounge
- 5 Bedrooms, 2 Ensuites & Bathroom
- EPC rating B
- Tenure: Freehold



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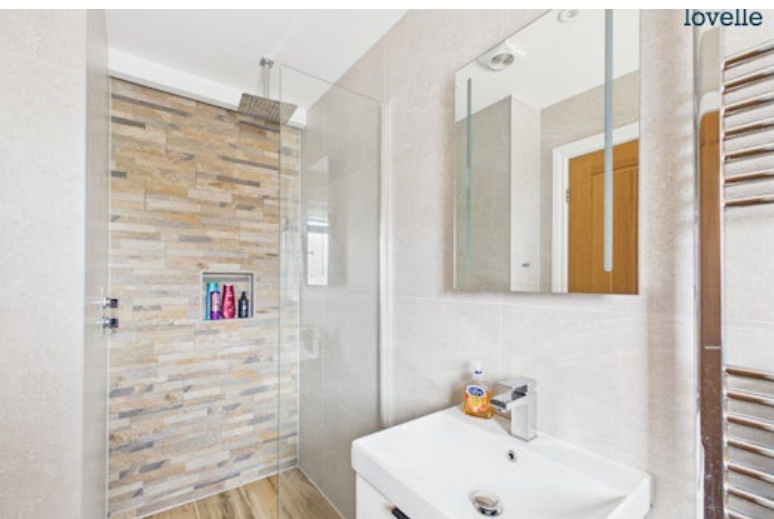
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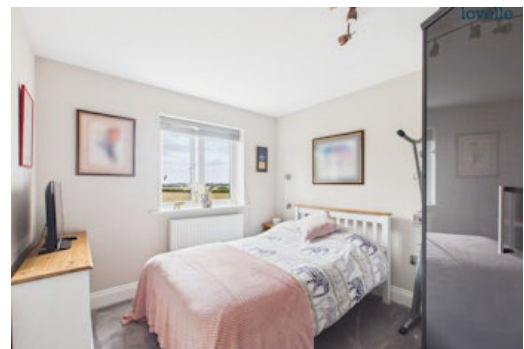
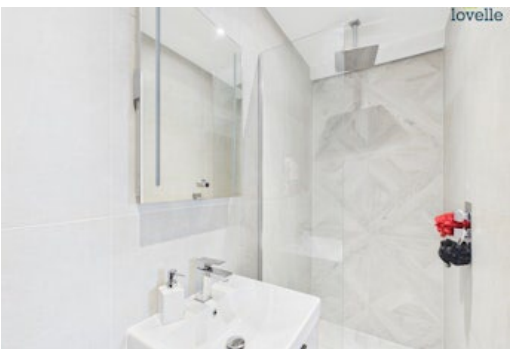
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Situation

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 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

5.96m x 2.34m (19'7" x 7'8")

composite entrance door, underfloor heating and stairs to first floor accommodation

WC

1.77m x 1.07m (5'10" x 3'6")

low level WC, vanity hand wash basin, tiled splash backs, underfloor heating and double glazed window to side aspect

Lounge

5.11m x 4.08m (16'10" x 13'5")

2 double glazed windows to front aspect and underfloor heating

Kitchen Diner

5.02m x 6.57m (16'6" x 21'7")

a range of fitted wall and base units, central island with breakfast bar, electric oven, integrated combination oven with oven/grill/microwave, integrated dishwasher, sink unit, integrated fridge freezer, splash backs, integrated wine cooler, integrated bins, double glazed window to side aspect and bi-folding doors to rear aspect.

Utility Room

1.96m x 1.2m (6'5" x 3'11")

fitted wall and base units, space and plumbing for washing machine, and underfloor heating

Landing

3.18m x 2.29m (10'5" x 7'6")

roof void access, radiator and airing cupboard

Bedroom 1

3.42m x 4.1m (11'2" x 13'6")

double glazed window to front aspect and radiator

Ensuite

1.28m x 2.75m (4'2" x 9'0")

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

Bedroom 2

3.7m x 2.76m (12'1" x 9'1")

double glazed window to front aspect and radiator

Ensuite

0.98m x 2.58m (3'2" x 8'6")

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

Bedroom 3

3.08m x 3.67m (10'1" x 12'0")

double glazed window to rear aspect, fitted wardrobes and radiator

Bedroom 4

4.01m x 2.83m (13'2" x 9'4")

double glazed window to rear aspect, fitted wardrobes and radiator

Bedroom 5 / Office

2.81m x 1.37m (9'2" x 4'6")

double glazed window to front aspect, fitted storage and radiator

Bathroom

2.13m x 2.9m (7'0" x 9'6")

4 piece suite comprising low level WC, vanity hand wash basin, bath, walk in shower, fully tiled splash backs, tiled flooring, heated towel rail and double glazed window to side aspect

Gardens

with well maintained gardens, being mostly laid to lawn, with paved patio area, raised flower beds and stunning open field views

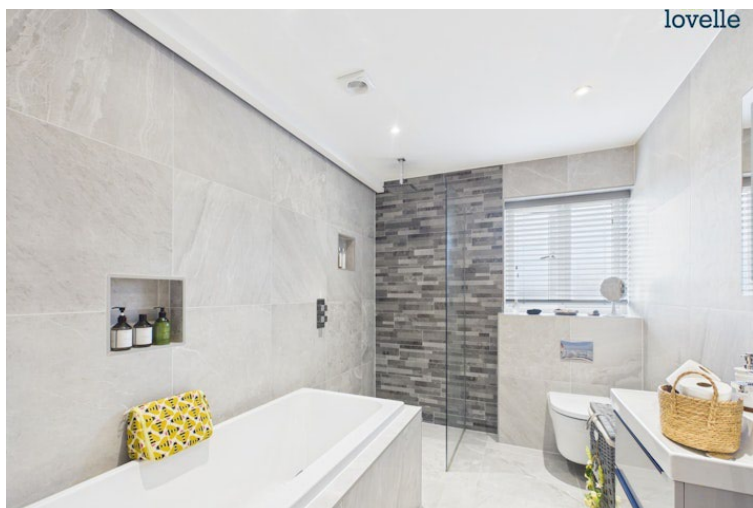
Garage

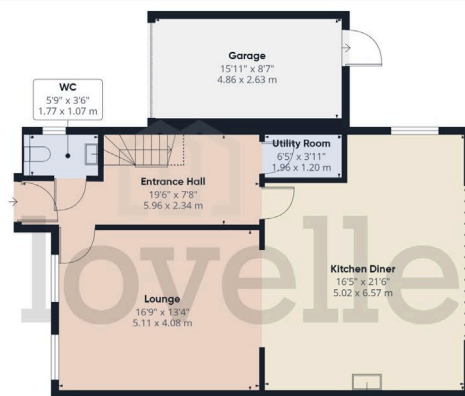
4.86m x 2.63m (15'11" x 8'7")

electric up and over door, power, lighting and rear entrance door

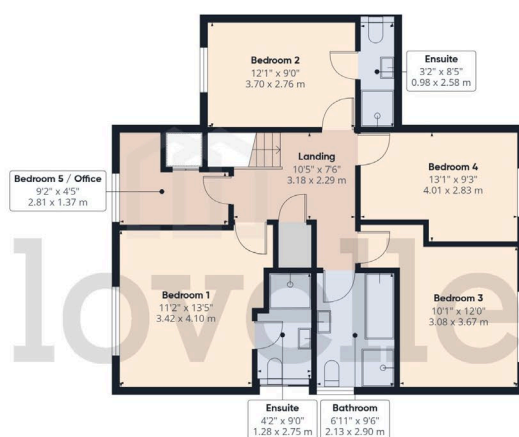
Driveway

extensive block paved driveway providing ample off road parking for a number of vehicles





Ground Floor



Approximate total area⁽¹⁾

1668 ft²
154.7 m²

Reduced headroom

9 ft²
0.8 m²

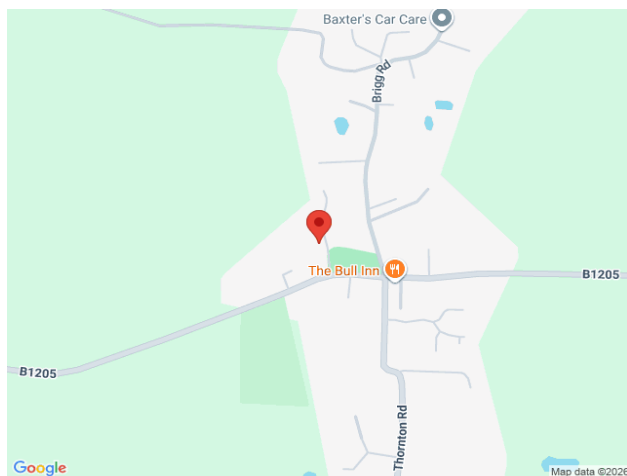
(1) Excluding balconies and terraces

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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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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01673 844069

marketrasen@lovelle.co.uk