



Patricks Close | North Kelsey |

Asking Price: £260,000



When it comes to
property it must be



BEAUTIFUL DETACHED THREE BEDROOM BUNGALOW



SUMMARY

- Three Bedrooms
- Entrance Hall
- Kitchen/Diner
- Lounge
- Bathroom
- External

DESCRIPTION

Introducing this extremely well presented detached three bedroom bungalow situated in the sought after village of North Kelsey which offers the Butchers Arms Public House, It also lies within the catchment area of Caistor Grammar School. This property has been tastefully renovated throughout by the current vendor to an excellent standard to include new kitchen, bathroom, flooring and windows. This property sits on a good sized plot and offers a spacious and bright living space. Outside you will find a driveway providing off road parking leading to a single garage which has also been tastefully modernised. The property briefly comprises of HALLWAY, KITCHEN/DINER, LOUNGE, BATHROOM AND THREE DOUBLE BEDROOMS.

VIEWING IS HIGHLY RECOMMENDED.

LOCATION

North Kelsey is a village situated on the outskirts of the Lincolnshire Wolds with amenities including a church, public house, post and a Primary School. There are further amenities in the nearby town of Caistor, which has pubs, a doctor's surgery, schools including a grammar school, shops and supermarkets. There are great road links for commuting into the city of Lincoln, which offers a full range of amenities including universities and the County Hospital. Other accessible towns include Louth, Grimsby and Scunthorpe, with Hull accessed via the Humber Bridge.

DIRECTIONS

From Lovelle Estate Agency office Wrawby St, Brigg, North Lincolnshire DN20 8JJ. Head east on Wrawby St towards Cross Street, Wrawby St turns right and becomes Queen Street. Turn left onto Bigby Road,. At the roundabout, take the 3rd exit onto Bigby Rd/A1084, continue to follow A1084 At the roundabout, take the 3rd exit onto Bigby Road/A1084. Turn right onto B1434 and continue straight onto Brigg Road. Take a slight left onto High Street. Turn right onto School Lane and left onto Patrick Close. The property is on the left hand side.





PARTICULARS OF SALE

Entrance Hall:

Access is at the side of the property via a composite double glazed door with part obscure glazed panels. The entire hallway is tiled and all rooms lead off from here.

Kitchen/Diner:

Double glazed UPVC window to the rear elevation. High gloss wall and base units in dark grey with built in fridge/freezer, and electric cooker. There is space and plumbing for a washing machine. White marble effect work surfaces with part splash back, stainless steel sink inset and electric hob inset with cooker hood plus an area for dining. The tiled flooring continues from the hallway and offers a light contemporary feel. There is a built in storage cupboard and a white UPVC double glazed door to the side.

Lounge:

A good sized room with a good sized UPVC double glazed window overlooking the front elevation. TV point, central heating radiator and newly fitted pale grey carpet.

Bedroom One:

UPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two:

UPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Three:

UPVC double glazed window to the side elevation. Central heating radiator.

Bathroom:

UPVC obscure double glazed window to the side elevation. Full tiling in pale grey with white suite comprising of L Shaped bath incorporating mixer taps and shower over. Low flush WC and vanity unit with sink inset. Tiled flooring, extractor fan and contemporary wall mounted radiator.

External:

The property is fronted by hedging with slate beyond. A driveway runs alongside the property and leads to a single garage and the rear garden. This is laid to lawn and a pathway runs adjacent to the property and leads all the way round. The garden is surrounded by wood panelled fencing in concrete posts.



TENURE

The tenure of this property is Freehold.

SERVICES

We have not tested any heating systems, fixtures, appliances or services.

MORTGAGE & SOLICITORS

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

LOCAL AUTHORITY

This property falls within the geographical area of West Lindsey.

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 658700.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652 658700 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

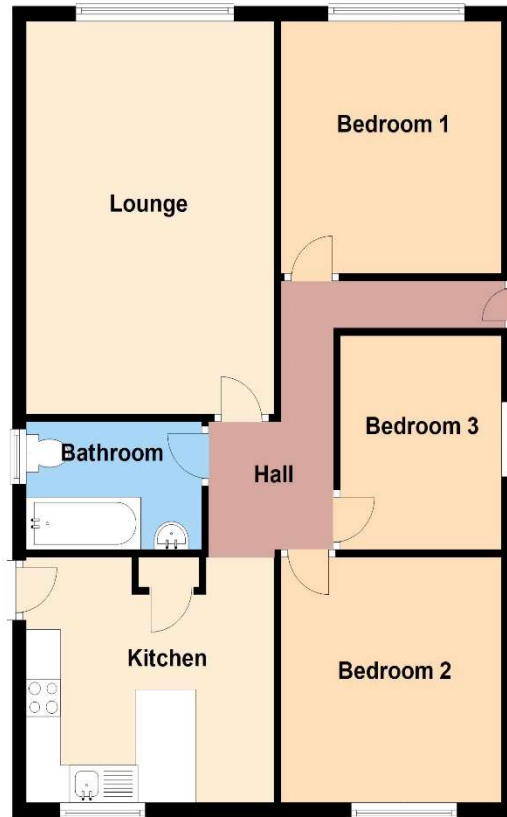
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 73.6 sq. metres (792.5 sq. feet)



Total area: approx. 73.6 sq. metres (792.5 sq. feet)

Floorplan

Whilst every attempt has been made to ensure the floorplan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made Jon Holmes Photography © 2018.

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