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High Street , North Kelsey



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When it comes to  
property it must b





## Offers in The Region Of £340,000

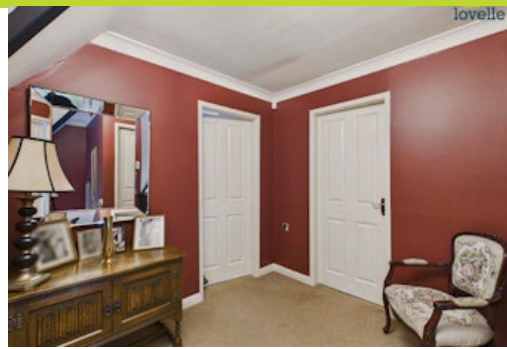
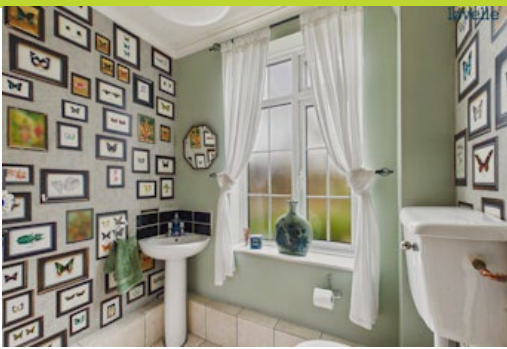


STUNNING CHARACTERFUL DETACHED FAMILY HOME, so much larger than it first appears! Occupying a generous corner plot in the centre of popular village, with delightful views of the Church! Spacious, flexible and well presented accommodation comprising; entrance hall, reception hall, lounge, kitchen, utility/wc, dining room, garden room, 3 bedrooms, ensuite and bathroom. Generous landscaped gardens, detached garage and extensive driveway. VIEWING ADVISED TO FULLY APPRECIATE

### Key Features

- Stunning Detached Family Home
- Popular Village Location
- Generous Corner Plot - Attractive Gardens
- Well Presented, Spacious & Flexible
- 3 Reception Rooms, Kitchen, Utility / WC
- 3 Bedrooms, Ensuite & Bathroom
- EPC rating D
- Tenure: Freehold





## Situation

North Kelsey is a picturesque village located in the Lincolnshire countryside, approximately 6 miles from Caistor and 8 miles from Market Rasen. The village exudes a tranquil, rural charm with its winding lanes, traditional stone cottages, and welcoming community. The village offers a peaceful rural lifestyle whilst benefiting from a range of local amenities, including the well-regarded Kelsey Primary School, a community shop, bowling club, village hall, and the popular Butcher's Arms public house. Surrounded by attractive open countryside, North Kelsey enjoys a strong sense of community and provides an ideal setting for families and those seeking a quieter way of life, whilst remaining well connected to nearby towns and transport links yet retains its peaceful and slow-paced lifestyle, making it a sought-after destination for both residents and visitors looking for a retreat from urban bustle.

## Entrance Hall

1.4m x 2.83m (4'7" x 9'4")

timber entrance door, double glazed window to side aspect, radiator and tiled flooring

## Reception Hall

2.67m x 3.26m (8'10" x 10'8")

parquet flooring, fitted storage and stairs to first floor accommodation

## Lounge

3.87m x 6.95m (12'8" x 22'10")

2 double glazed windows to front aspect, double glazed window to side aspect, 2 radiators and feature fire place with inset log burner

## Kitchen

4.84m x 2.75m (15'11" x 9'0")

a range of fitted wall and base units, stainless steel sink unit, integrated dishwasher, electric oven, integrated fridge freezer, 4 ring hob, tiled splash backs, tiled flooring, radiator, double glazed window to side aspect and uPVC rear entrance door

## Utility / WC

1.98m x 1.98m (6'6" x 6'6")

low level WC, pedestal hand wash basin, fitted wall units, space and plumbing for washing machine, tiled splash backs, tiled flooring, radiator and double glazed window to rear aspect

## Dining Room

3.96m x 3.08m (13'0" x 10'1")

double glazed window to side aspect and radiator

## Garden Room

3.31m x 2.58m (10'11" x 8'6")

uPVC French doors, double glazed windows to rear aspect, radiator and laminate flooring

## Landing

2.15m x 2.49m (7'1" x 8'2")

double glazed window to rear aspect and roof void access

## Bedroom 1

3.87m x 4.5m (12'8" x 14'10")

double glazed window to front aspect and radiator

## Ensuite

1.54m x 2.12m (5'1" x 7'0")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, vinyl flooring and heated towel rail

## Bedroom 2

3.58m x 2.99m (11'8" x 9'10")

double glazed window to side aspect, radiator and fitted storage

## Bedroom 3

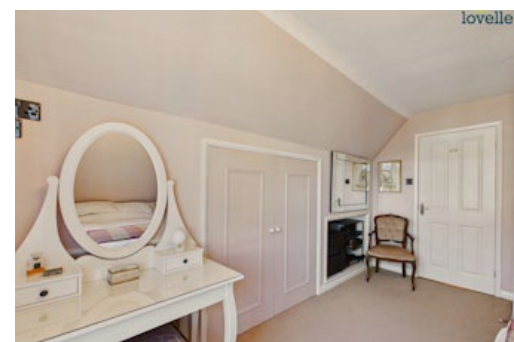
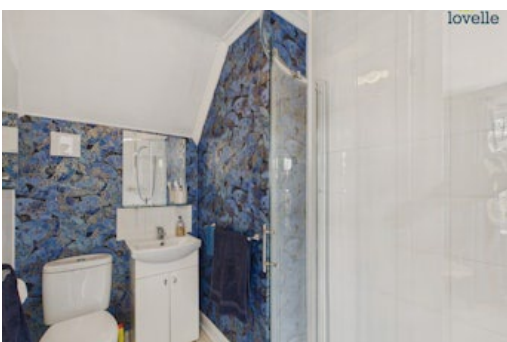
4.81m x 2.53m (15'10" x 8'4")

double glazed window to rear aspect, radiator and fitted storage

## Bathroom

2.45m x 1.45m (8'0" x 4'10")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, fully tiled splash backs, vinyl flooring, radiator and double glazed window to rear aspect





## Gardens

south easterly facing gardens with mature, manicured gardens on all sides. Being mostly laid to lawn with planted borders with flowers, shrubs and mature trees. With paved patio area and timber decking

## Garage

2.99m x 5.4m (9'10" x 17'8")

up and over door, power, lighting, double glazed window to rear aspect and uPVC entrance door

## Driveway

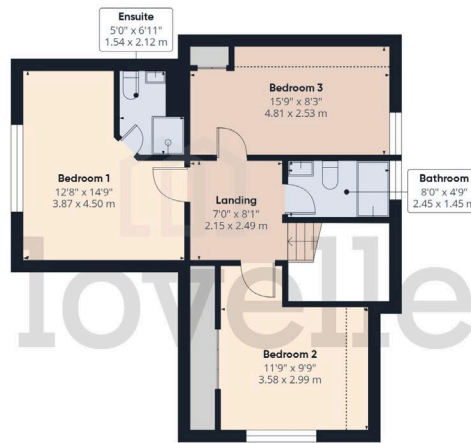
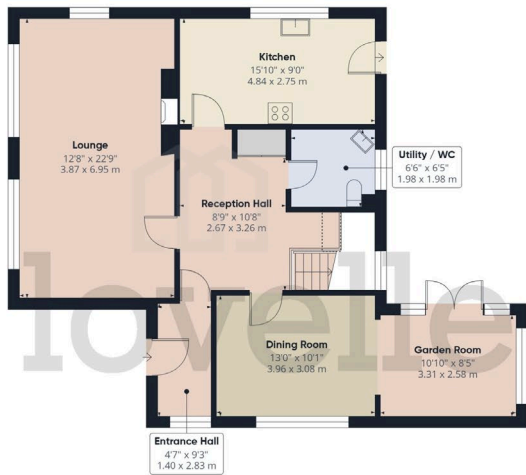
extensive driveway providing ample off road parking for a number of vehicles

## Agents Notes

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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.





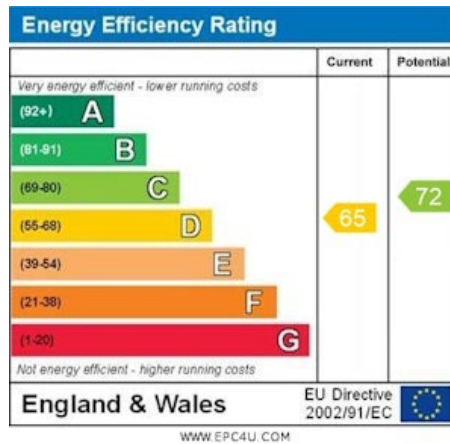
**Approximate total area<sup>(1)</sup>**  
 1665 ft<sup>2</sup>  
 154.9 m<sup>2</sup>

**Reduced headroom**  
 42 ft<sup>2</sup>  
 3.9 m<sup>2</sup>

(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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