



Orchard House Grange Lane, North Kelsey  
£360,000



# Orchard House Grange Lane

North Kelsey, Market Rasen

Well proportioned detached family home with generous gardens and extensive parking. Stunning 7.78m day kitchen, garden room, triple aspect lounge, family bathroom and separate shower room. Attached double garage with further carport. Highly respected village location. Viewing strongly advised.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well Proportioned Throughout
- 7.78m Day Kitchen
- Triple Aspect Lounge
- 3 Double bedrooms
- Generous Plot
- Double Garage, Carport and Reception Parking.
- Council Band E
- Owned Solar panels





### Entrance

A covered entrance with columns and Pvcu door with side screens leads to the Hall

### Hall

16' 5" x 9' 3" (5.01m x 2.83m)

Affording a warm welcome with oak laminated floor, wainscot panelling, deep store cupboard and balustraded stair to the first floor.

### Shower Room

Fully tiled with close coupled wc, wash hand basin, glazed and tiled shower enclosure and chrome radiator.

### Lounge

18' 7" x 13' 6" (5.66m x 4.11m)

A generous triple aspect family room with coving and 2 radiators.

### Garden Room

12' 2" x 10' 10" (3.72m x 3.30m)

A quiet, dual aspect, retreat overlooking the garden with solid roof, sky light, radiator and door to the side.

### Day Kitchen

25' 6" x 10' 11" (7.78m x 3.34m)

The social heart of the home being extensively appointed with a range of high and low hi gloss finished units with contrasting sparkle granite style tops. This triple aspect room includes an electric Flavel range cooker, housing for an American style refrigerator, central island units and a return breakfast bar separating the dining area.

### Landing

10' 2" x 16' 0" (3.09m x 4.88m)

A beautifully lit space with full gallery balustrade rail, windows to 2 aspects, radiator and wainscot panelling.



**Bedroom 1**

13' 5" x 12' 2" (4.10m x 3.71m)

A dual aspect double room.

**Bedroom 2**

13' 5" x 11' 6" (4.09m x 3.50m)

A further dual aspect double room.

**Bedroom 3**

13' 11" x 11' 1" (4.25m x 3.37m)

The final double bedroom overlooking the gardens and with French doors to a potential balcony.

**Bathroom**

13' 4" x 0' 7" (4.07m x 0.19m)

Tiled to full height on 3 walls and panelled to the shower area, Appointed with a modern suite in white with mains fed shower over the bath, vanity wash hand basin, close coupled wc, vertical towel radiator and built in airing cupboard.

## Garden

The property occupies a large, slightly raised prominent corner plot with extensive lawns to the front and side. A horseshoe drive allows for ample parking for both family and guests alike and is supplemented by an attached Double Garage. There is a distinctive, heart shaped ornamental pond to the front. The enclosed rear of the home ensures both security and privacy and includes a large terrace/patio ideal for informal socialising together with a neat lawn, useful garden shed and additional carport which can be accessed from high gates leading from the drive.

NOTE: The property benefits from the inclusion of solar panels to the rear which the vendor informs us are not subject to a Green Deal loan.

## Buyers AML Fees and Pre-purchase Checks

Agents are required by law to conduct anti-money laundering checks on all those buying a property. These searches are outsourced to a partner supplier HIPLA who will contact you once you have had an offer accepted on a property you wish to buy. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which may be required. A fee of £20 + VAT per purchaser will need to be paid by you in advance of the office issuing a memorandum of sale. We will receive a portion of the fee to cover the administration of this process. We will also require proof of fund availability to purchase the property prior to issuing a memorandum of sale.

## DOUBLE GARAGE

### 2 Parking Spaces

Extensive reception parking, attached double garage and gated access to a car port.





GROUND FLOOR  
APPROX. FLOOR  
AREA 82.5 SQ.M.  
(888 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 66.6 SQ.M.  
(716 SQ.FT.)

TOTAL APPROX. FLOOR AREA 149.1 SQ.M. (1605 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Newton Fallowell Brigg

Newton Fallowell Estate Agents, 2 Wrawby Street – DN20 8JH

01652 783030 • [brigg@newtonfallowell.co.uk](mailto:brigg@newtonfallowell.co.uk) • [www.newtonfallowell.co.uk/](http://www.newtonfallowell.co.uk/)

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