



10 Patricks Close

North Kelsey, Market Rasen, LN7 6LH

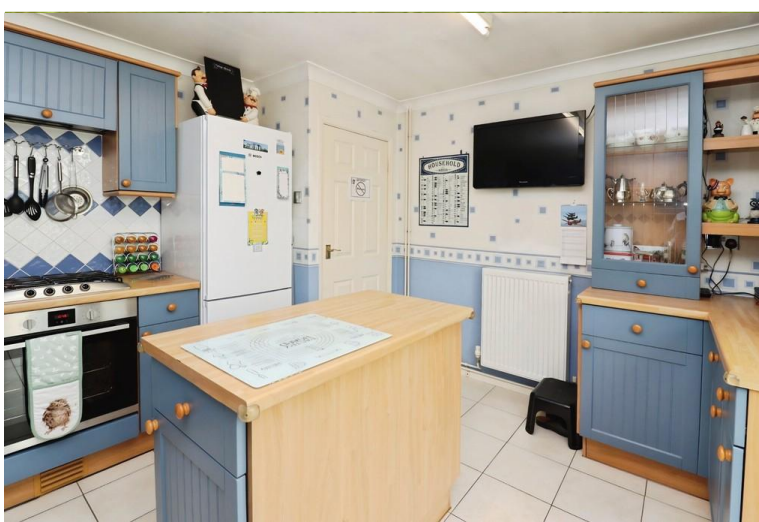


Book a Viewing!

£230,000

Located within a quiet cul-de-sac in the sought-after village of North Kelsey, with local amenities including a primary school, public house, and village hall. The property is situated approximately 4 miles from Caistor and is therefore within the catchment area for the highly regarded Caistor Grammar School. The property itself benefits from a large stone-pebbled driveway providing ample off-road parking, a single garage and secure rear gardens with well-maintained lawns. Internally, the accommodation comprises an Entrance Porch, Hallway, Living Room, three Bedrooms (with one offering potential for use as a dining room), Kitchen, Bathroom and Conservatory. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating (LPG).

EPC RATING – E.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

North Kelsey is a village and civil parish in the West Lindsey district of Lincolnshire. The village is situated 4 miles west from Caistor and 19 miles north-east from the Lincoln. There is a village hall, primary school and a public house the Butcher's Arms.



PORCH

4' 3" x 3' 3" (1.3m x 0.99m) With tiled flooring, radiator and uPVC double glazed frosted door to the side elevation opening into the hallway.

HALL

With carpet throughout, radiator, doors leading off and an airing cupboard with a radiator.

LIVING ROOM

17' 3" x 11' 11" (5.26m x 3.63m) With carpet throughout, radiator, integrated multi-fuel log burner and uPVC double glazed bay window to the front elevation.



KITCHEN

11' 5" x 11' 11" (3.48m x 3.63m) With tiled flooring throughout, radiator, fitted with a range of wall and base units, integrated electric oven, integrated gas hob with extractor fan over, integrated stainless steel sink with drainer, small island, boiler location and uPVC double glazed window overlooking the conservatory.

CONSERVATORY

10' 6" x 11' 11" (3.2m x 3.63m) With tiled flooring throughout, uPVC double glazed windows surrounding the conservatory overlooking the rear elevation and two uPVC double glazed doors leading to the rear garden.



BEDROOM 1

11' 1" x 10' 10" (3.38m x 3.3m) With carpet throughout, radiator and uPVC double glazed window to the front elevation.

BEDROOM 2

9' 4" x 7' 9" (2.84m x 2.36m) With carpet throughout, radiator and uPVC double glazed window to the side elevation.

BEDROOM 3 / DINING ROOM

9' 3" x 10' 10" (2.82m x 3.3m) With carpet throughout, radiator and uPVC double glazed window to the rear elevation.



BATHROOM

5' 7" x 8' 5" (1.7m x 2.57m) With laminate wood flooring throughout, low level WC, wash hand basin, walk-in shower and uPVC double glazed frosted window to the side elevation.

OUTSIDE

The front of the property consists of a well-maintained lawn with a long, spacious stone-pebbled driveway providing multiple spaces for off-road parking. There is also access down both sides of the property leading to the rear garden and single garage. The rear of the property consists of a well-maintained and secure lawned garden with a garden shed, summer house and a single garage. The garden also features a variety of plants and shrubs.



GARAGE

19' 8" x 10' 2" (5.99m x 3.1m) With up and over door to the front.

WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

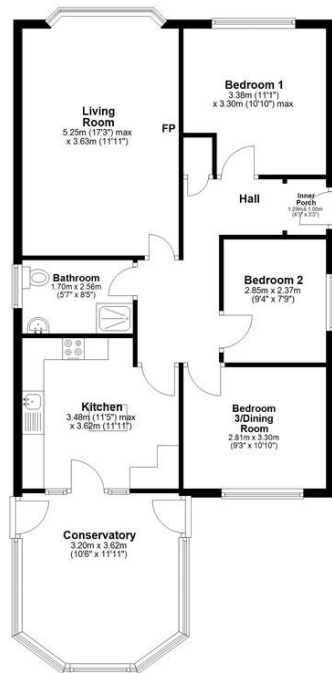
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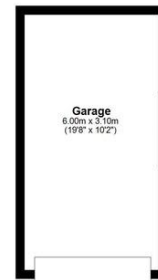
Ground Floor

Approx. 89.0 sq. metres (957.5 sq. feet)



Garage

Approx. 18.6 sq. metres (200.2 sq. feet)



Total area: approx. 107.6 sq. metres (1157.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

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Plan produced using PlanUp.

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01522 510044

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46 Middle Gate
Newark
NG24 1AL
01636 700888

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