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Patricks Close, North Kelsey



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£185,000



DETACHED BUNGALOW IN POPULAR VILLAGE LOCATION. Spacious accommodation comprising entrance hall, lounge diner, kitchen, 3 bedrooms and bathroom. Gardens front and rear, extensive driveway, garage and workshop! VIEWING ADVISED

Key Features

- Detached Bungalow
- Popular Village Location
- Spacious Accommodation
- Entrance Hall, Lounge, Kitchen
- 3 Bedrooms & Bathroom
- Gardens Front & Rear
- EPC rating TBC
- Tenure: Freehold

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## 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

3.27m x 1.15m (10'8" x 3'10")

uPVC entrance door with adjoining side screen, radiator and roof void access

## Lounge Diner

3.59m x 5.24m (11'10" x 17'2")

double glazed window to rear aspect, radiator, laminate flooring and feature fire place

## Kitchen

3.6m x 2.76m (11'10" x 9'1")

a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, space for cooker, tiled splash backs, oil-fired boiler, vinyl flooring, cupboard housing hot water cylinder, double glazed window to rear aspect and uPVC side entrance door

## Bedroom 1

3.25m x 3.36m (10'8" x 11'0")

double glazed window to front aspect and radiator

## Bedroom 2

3.24m x 2.79m (10'7" x 9'2")

double glazed window to front aspect and radiator

## Bedroom 3

2.36m x 2.83m (7'8" x 9'4")

double glazed window to front aspect and radiator

## Bathroom

2.54m x 1.63m (8'4" x 5'4")

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

## Gardens

benefitting from gardens front and rear being mostly laid to lawn

## Garage & Workshop

up and over door, power and lighting with workshop attached

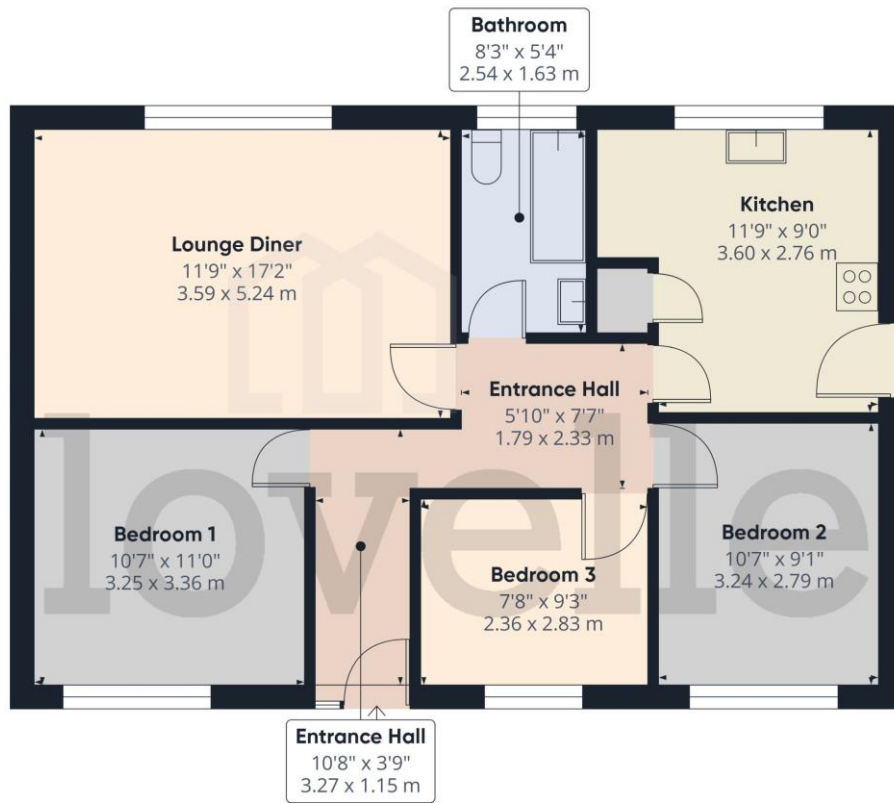
## Driveway

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

## Agents Notes

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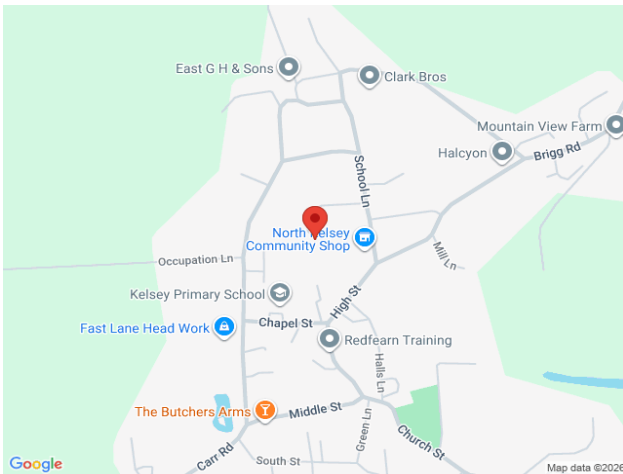
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Approximate total area<sup>(1)</sup>  
765 ft<sup>2</sup>  
71 m<sup>2</sup>

(1) Excluding balconies and terraces

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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