



Elmfield, High Street

North Kelsey, Market Rasen, LN7 6EB



Book a Viewing!

£179,950

A traditional three bedroom bay fronted semi-detached house in the village of North Kelsey. The property offers spacious accommodation comprising of Hall, Lounge, Dining Room, Kitchen/Diner, Pantry and a First Floor Landing leading to three Bedrooms and Family Bathroom. The property sits on a generous plot with a front garden, beautiful extensive garden to the rear, outbuildings, driveway and garage. Viewing is highly recommended.





SERVICES

Mains electricity, water and drainage. Oil Central Heating.

EPC RATING – F.

COUNCIL TAX BAND – C.

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 approx. 4 miles west from Caistor and approx. 19 miles north-east from the Lincoln. There is a village hall, primary school and a public house the Butcher's Arms.



HALL

With staircase to the first floor and radiator.

LOUNGE

13' 4" x 12' 5" (4.08m x 3.79m) With double glazed bay window to the front aspect, open fire within a feature brick fireplace, dado rail, picture rail and radiator.

DINING ROOM

14' 4" x 12' 11" (4.38m x 3.94m) With double glazed windows to the side and rear aspects, open fire within a feature brick fireplace, dado rail, picture rail and radiator.



PANTRY

8' 8" x 4' 11" (2.66m x 1.50m) With tiled flooring.

KITCHEN/DINER

19' 5" x 10' 0" (5.94m x 3.05m) Fitted with a range of wall and base units with work surfaces over, electric oven and hob with extractor fan over, Belfast sink with mixer tap over, spaces for washing machine and fridge freezer, tiled flooring, tiled splashbacks, breakfast bar, ceiling beams, radiator, door to the side aspect and two double glazed windows to the side aspects.

FIRST FLOOR LANDING

With wooden flooring and loft access point.



BEDROOM 1

12' 5" x 11' 9" (3.80m x 3.60m) With double glazed window to the front aspect, dado rail and radiator.

BEDROOM 2

12' 11" x 10' 10" (3.96m x 3.32m) With double glazed window to the front aspect, dado rail and radiator.

BEDROOM 3

7' 8" x 7' 4" (2.36m x 2.26m) With double glazed window to the front aspect, dado rail and radiator.

BATHROOM

8' 11" x 8' 4" (2.73m x 2.56m) Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, airing cupboard, partly tiled walls, radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a lawned garden. To the side there is access over a side shared driveway to a private driveway providing off road parking for multiple vehicles, an outhouse, outside toilet, log store and garage, with roller door to the front, light and power. To the rear there is a large enclosed garden laid mainly to lawn with a patio seating area, pergola, mature shrubs, trees and shed.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, 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.

CVH, 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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

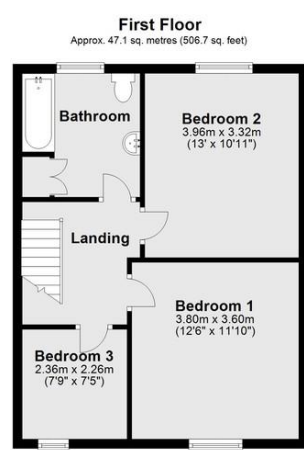
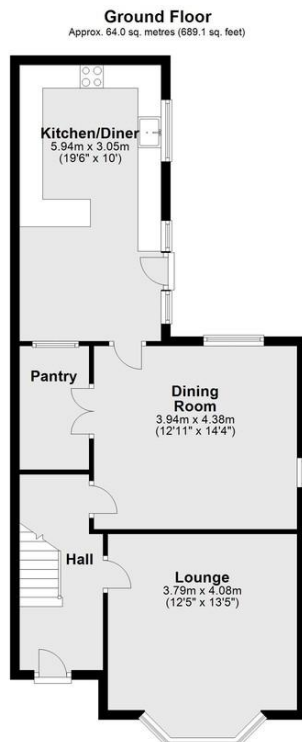
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 111.1 sq. metres (1195.8 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

