



Byways, Grange Lane

North Kelsey, Market Rasen, LN7 6EZ

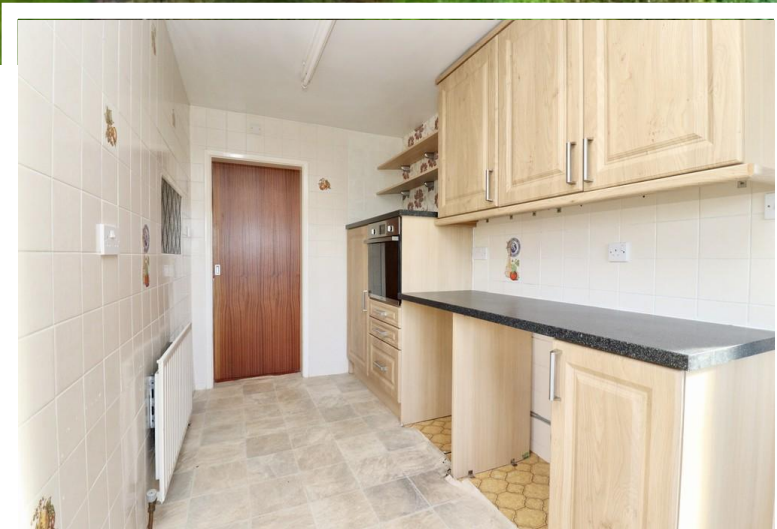


Book a Viewing!

£245,000

A spacious two double bed roomed detached bungalow located on an elevated position in this non-estate location with open fields to the rear of the property and sits on a generous sized plot. Internally the property requires some modernisation and has living accommodation briefly comprising of Porch, Entrance Hall, Lounge with a Dining Area, Kitchen, Utility Room, WC, two double Bedrooms and a Bathroom. Outside there is a driveway providing ample off road parking and giving access to Integrated Single Garage and a generous sized mature rear garden. The property is being sold with No Onward Chain.





SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

North Kelsey is a well established village situated approx 4 miles from Caistor and is therefore in the catchment area for the highly desirable Caistor Grammar School (Ofsted Graded 'Outstanding'). The village itself benefits from the 'All Hallows' Anglican Church, Methodist Chapel, Village Hall, Primary School (Ofsted Graded 'Good') and a Public House, 'The Butcher's Arms'.



ACCOMMODATION

PORCH

With UPVC double glazed window and door into entrance hall.

ENTRANCE HALL

With radiator, storage cupboard and airing cupboard housing the hot water cylinder.

LOUNGE

15' 10" x 12' 10" (4.83m x 3.91m) With two UPVC double glazed windows, stone fireplace and surround and two radiators.



DINING AREA

12' 10" x 8' 6" (3.91m x 2.59m) With UPVC double glazed sliding doors and radiator.

KITCHEN

17' 3" x 9' 5" (5.26m x 2.87m) With UPVC double glazed window, vinyl flooring, fully tiled walls, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer, electric hob with extractor fan over, integrated single oven, radiator, plumbing and space for slimline dishwasher and space for a fridge freezer.

UTILITY ROOM

7' 5" x 7' 3" (2.26m x 2.21m) With UPVC double glazed window and external door, base unit with work surface over, two bowl stainless steel sink unit and the oil fired central heating boiler.



WC

With vinyl flooring, low level WC, wash hand basin, fully tiled walls and extractor fan.

BEDROOM 1

18' 0" x 12' 5" (5.49m x 3.78m) With two UPVC double glazed windows, fitted wardrobes and two radiators.

BEDROOM 2

13' 8" x 8' 10" (4.17m x 2.69m) With UPVC double glazed window and radiator.

SHOWER ROOM

8' 11" x 8' 10" (2.72m x 2.69m) With UPVC double glazed window, low level WC, wash hand basin, shower cubicle, separate walk-in shower with panel boarding surround, radiator and extractor fan.

GARAGE

17' 11" x 9' 5" (5.46m x 2.87m) With UPVC double glazed window, electric roller door and access to the roof void.





OUTSIDE

To the front of the property there is a driveway providing off road parking and access to the garage. There is side access to the rear of the property which leads to the generous sized rear garden.

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, B ridge 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.

CMH, 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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

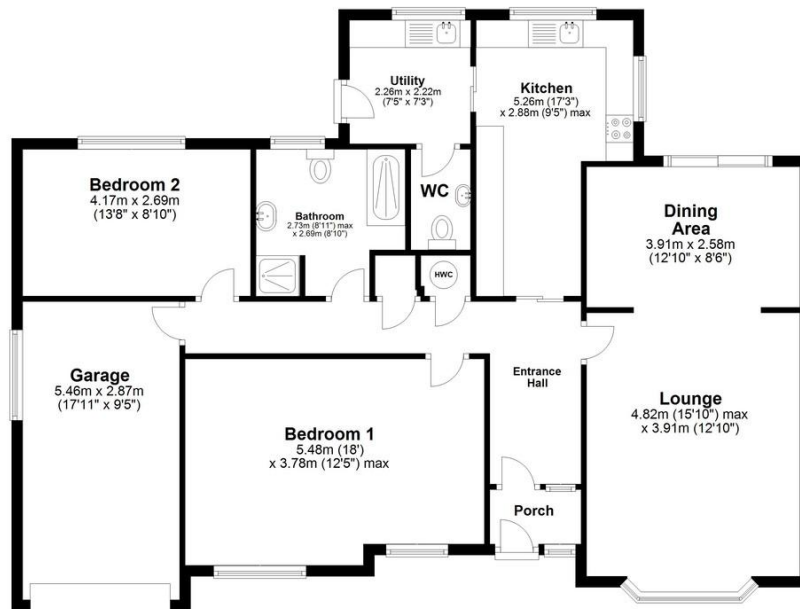
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 121.3 sq. metres (1306.1 sq. feet)



Total area: approx. 121.3 sq. metres (1306.1 sq. feet)

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

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
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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.

