



**Homefield, High Street, North Kelsey,  
Market Rasen, LN7 6EF**



Book a Viewing!

**£375,000**

A spacious and extended three double bedroom detached family home situated within this non estate location with open views to the rear and set on a generous sized plot with a large frontage with an in and out driveway. The property is located in the quiet village of North Kelsey, which is well located for the nearby towns of Market Rasen and Caistor and is within the catchment area for Caistor Grammar School. Internally the property offers living accommodation briefly comprising of Entrance Hall, Rear Entrance, Lounge, Dining Room, Conservatory, Kitchen with a Pantry, Inner Hallway leading to a Utility Room, Boiler Room and a downstairs Shower Room. The First Floor Landing leads to three double Bedrooms and a Family Bathroom with an additional storage space accessed off Bedroom three. The property further benefits from having a large detached Garage and garden to the rear which overlooks countryside views. The property is being sold with No Onward Chain.







#### **SERVICES**

Mains Electric and Water, Oil Fired Central Heating. Drainage to water treatment plant.

**EPC RATING – D.**

**COUNCIL TAX BAND – E.**

**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'.





#### ENTRANCE HALL

Having timber external door, stairs to first floor and radiator.

#### REAR ENTRANCE

Having timber external door and Parquet flooring.

#### LOUNGE

21' 10" x 12' 8" (6.65m x 3.86m) Having three uPVC double glazed windows, fire surround with inset open fire and two radiators.

#### DINING ROOM

13' 6" x 12' 5" (4.11m x 3.78m) Having two uPVC double glazed windows, fire surround and hearth and radiator.



#### CONSERVATORY

11' 4" x 9' 5" (3.45m x 2.87m) Having uPVC double glazed windows and external door, lighting and power points.

#### KITCHEN

12' 5" x 10' 5" (3.78m x 3.18m) Having uPVC double glazed window, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splashback, sink and drainer unit, space for freestanding cooker with extractor fan over, space and plumbing for dishwasher and radiator.



#### INNER HALLWAY

Having timber external door and uPVC double glazed window.

#### UTILITY ROOM

8' 8" x 4' 7" (2.64m x 1.4m) Having uPVC double glazed window, vinyl flooring, base unit with work surface over, stainless steel sink drainer, space and plumbing for washing machine, spaces for tumble dryer and freezer, access to the Boiler Room which houses the oil fired central heating boiler.



#### SHOWER ROOM

9' 0" x 4' 7" (2.74m x 1.4m) Having uPVC double glazed window, vinyl flooring, low level WC, wash hand basin, walk in shower, panel boarded walls, radiator and extractor fan.

#### FIRST FLOOR LANDING

Having radiator and access to roof void.

#### BEDROOM 1

13' 6" x 12' 5" (4.11m x 3.78m) Having uPVC double glazed window, fitted wardrobes, wash hand basin and radiator.





## BEDROOM 2

13' 9" x 12' 7" (4.19m x 3.84m) Having two uPVC double glazed windows, fitted wardrobes and radiator.

## BEDROOM 3

12' 11" x 10' 5" (3.94m x 3.18m) Having uPVC double glazed window, radiator and access to storage.

## BATHROOM

7' 7" x 5' 11" (2.31m x 1.8m) Having uPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath with electric shower over, fully tiled walls, radiator and spotlighting.



## OUTSIDE

To the front of the property there is a large lawned frontage with an in and out driveway, which also provides ample off road parking and access to the detached Garage. There is access to the rear of the property with lawned areas which overlook countryside views.

### 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](http://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 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 and J Walter 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.
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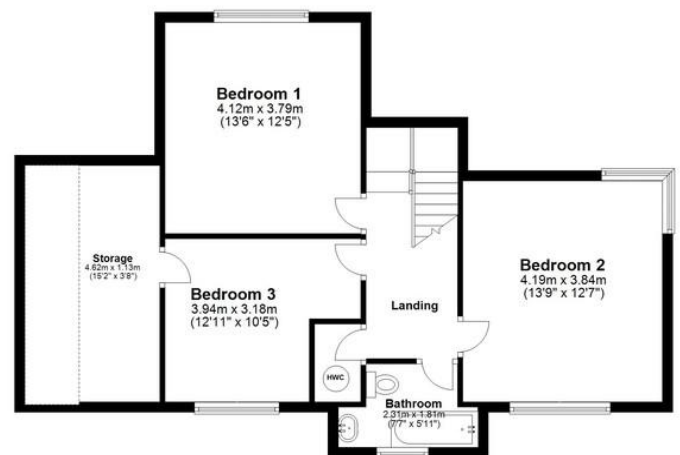
#### Ground Floor

Approx. 93.3 sq. metres (1004.2 sq. feet)



#### First Floor

Approx. 69.2 sq. metres (744.7 sq. feet)



Total area: approx. 162.5 sq. metres (1748.8 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.

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