



## Ivywood Lodge, Carr Road

North Kelsey, Market Rasen, LN7 6LG



Book a Viewing!

**£450,000**

An excellent new detached family home situated in a pleasant non-estate position within the village of North Kelsey. The impressive internal accommodation for Ivywood Lodge briefly comprises of Main Reception Hall, Sitting Room, L-shaped Open Plan Kitchen Dining and Living Area, Utility Room, Separate WC, a First Floor Landing leads to three Bedrooms, Ensuite and Dressing Area to the principal Bedroom and a Family Bathroom. The Second Floor Landing leads to two further Bedrooms and a Shower Room. Outside there is a driveway providing off road parking/hardstanding for numerous vehicles and access to the Garage. There are gardens to both the front and rear with a patio area. The property further benefits from Air Source Heating with zoned underfloor heating to the ground floor and UPVC double glazing. Viewing of this property is highly recommend.



**SERVICES**

Mains electricity, water and drainage. Warm flow air source heat pump. Zoned underfloor heating to the ground floor.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – to follow.

**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. North Kelsey is within the catchment area for the Caistor Grammar School.



## ACCOMMODATION

### RECEPTION HALL

With main entrance door and UPVC double glazed side window, stairs rising to the first floor, quality wood effect flooring and central heating thermostat.

### SITTING ROOM

13' 5" x 10' 3" (4.09m x 3.14m) With UPVC bay window to the front elevation and quality wood effect flooring.

### OPEN PLAN KITCHEN/DINING/LIVING AREA

23' 11" max into bay x 22' 4" (7.30m x 6.83m)  
 Kitchen Area - Fitted with a range of quality base units, further tall units and shelving, central island with large pan drawers below, integrated appliances incorporating dishwasher, fridge freezer, Samsung induction hob, microwave oven and single oven, remote control extractor hood, inset Belfast sink, Quartz worktops, UPVC window to the rear elevation and quality wood effect flooring.

Dining and Living Area - With double glazed Bi-folding doors and UPVC bay window to the front elevation.

### UTILITY ROOM

7' 8" x 6' 8" (2.36m x 2.05m) With quality fitted units incorporating base cupboards, large pantry cupboards, plumbing for washing machine and space for tumble dryer, sink unit and drainer, quality wood effect flooring, central heating thermostat, UPVC window to the rear elevation and double glazed side entrance.

### CLOAKROOM

With WC, wash hand basin with vanity cupboard below and UPVC window to the side elevation.

### FIRST FLOOR LANDING

With stairs rising to the second floor, UPVC window to the front elevation, radiator and inset spotlights with sensor.

### BEDROOM

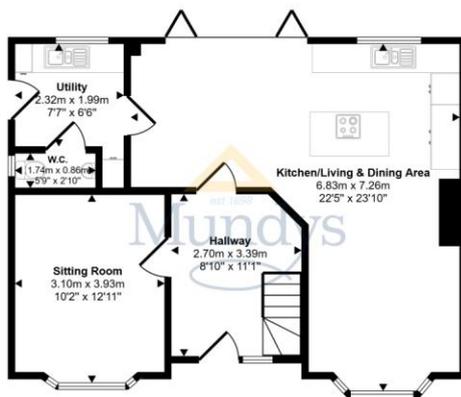
10' 4" x 9' 9" (3.16m x 2.98m) With UPVC window to the front elevation and radiator.

### DRESSING AREA

8' 3" x 6' 11" (2.52m x 2.13m) With inset spotlights and airing cupboard.

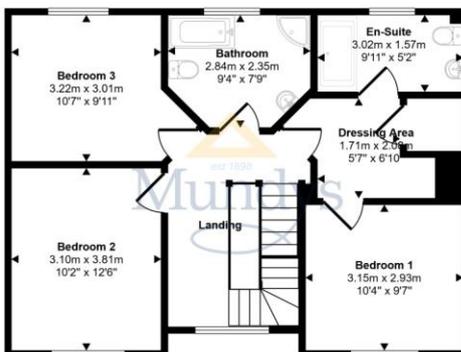
### EN-SUITE

9' 10" x 5' 1" (3.01m x 1.57m) With large fitted shower cubicle, WC, wash hand basin and vanity cupboards, part tiled surround and UPVC window to the rear elevation.



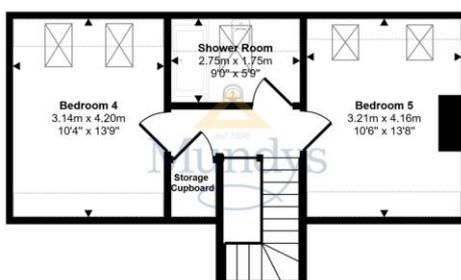
Ground Floor  
 Approx 64 sq m / 686 sq ft

Denotes head height below 1.5m



First Floor  
 Approx 63 sq m / 679 sq ft

Denotes head height below 1.5m



Second Floor  
 Approx 41 sq m / 444 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Garage  
Approx 20 sq m / 212 sq ft

Denotes head height below 1.5m

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## BEDROOM

12' 4" x 10' 3" (3.77m x 3.14m) With UPVC window to the front elevation and radiator.

## BEDROOM

10' 7" x 10' 0" (3.23m x 3.05m) With UPVC window to the rear elevation and radiator.

## BATHROOM

9' 4" x 7' 9" (2.86m x 2.37m) With suite to comprise of bath, fitted shower cubicle, WC and wash hand basin with vanity unit, part tiled surround, towel radiator and UPVC window to the rear elevation.

## SECOND FLOOR LANDING

With built-in storage cupboard.

## BEDROOM

13' 8" x 10' 5" (4.17m x 3.18m) (maximum measurements excluding the sloping ceiling) With two Keylite windows and radiator.

## BEDROOM

13' 8" x 10' 4" (4.17m x 3.17m) (maximum measurements excluding the sloping ceiling) With two Keylite windows and radiator.

## SHOWER ROOM

8' 11" x 5' 9" (2.72m x 1.77m) (maximum measurements excluding the sloping ceiling) With large fitted shower cubicle, WC and wash hand basin with vanity unit below, towel radiator and Keylite window.

## OUTSIDE

The property is situated in a pleasant non-estate position with gardens to both the front and rear. The front lawned garden has a driveway providing off parking/hardstanding for numerous vehicles and access to the Garage. There is a rear garden with a patio area.

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CWJ, J Water 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.

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