



## Brigg Road, South Kelsey, LN7

**£325,000**

None

**Tenure:** Freehold, **Bedrooms:** 4

Stunning Detached village cottage with views over the Church - generous plot with gardens to all sides - extensive parking and detached open bayed barn garage - versatile, flexible accommodation with potential for annexe at ground floor - viewing essential The property is centrally located in the v

### Key features:

- unique detached home
- versatile layout
- generous plot
- garage and workshop
- Adjacent to beautiful village church
- extremely private
- extensive driveway

## Extra info:

- **Property Age:** 139 years
- **Council Tax:** Band E (£217.00 per-month)
- **Double Glazing:** All
- **Heating:** Other
- **Parking:** Double Garage and Driveway



**Stunning Detached village cottage with views over the Church - generous plot with gardens to all sides - extensive parking and detached open bayed barn garage - versatile, flexible accommodation with potential for annexe at ground floor - viewing essential**

The property is centrally located in the village of South Kelsey, next to the village church. South Kelsey benefits from having a public house, a church and a nursery school. The nearby village of North Kelsey has amenities including a public house and primary school. The property also lies within the catchment area for the Caistor Grammar school, noted by OFSTED as outstanding.

### Entrance Porch

2.74 x 1.53 - white uPVC, brick and tile construction with white uPVC door having double glazed panels to both top and bottom and a further timber external door leading into the family room.

### Family Room

3.98 x 3.97 - Newly carpeted with dual aspect white uPVC double glazed windows to the front and side elevations, with a central heating radiator, exposed beam to the ceiling, stairs leading to the first floor, an internal door to the lounge and a further ledged braced door with Suffolk handle gives access to the steps into the dining room.

### Lounge

4.05 x 4.00 - Having exposed beams to the ceiling and under stairs storage, a ledged and braced door with Suffolk lock leading to the dining room and further internal door leading to the family room. The room is dual aspect with a white uPVC double glazed window to the front and two additional white uPVC double glazed windows either side of the fireplace to the side elevation. The fireplace has a solid wood mantle, slate hearth and multi fuel stove, solid wood flooring and 2 central heating radiators

## Dining Room

3.77 x 3.33 - In the heart of the house, newly carpeted with doors from the lounge & family room, the dining room has a central heating radiator and further doors giving access to the current downstairs bedroom. Part glazed doors lead into the snug, and utility room.

## Snug

3.24 x 2.59 - White uPVC double glazed window to the side elevation with wood panelling along the wall, open fireplace with solid timber mantle and a new carpet. A fully glazed door gives direct access down 2 steps to the kitchen whilst 2 Steps lead up into the garden room through a part glazed door.

## Garden Room

6.61 x 1.86 - Having nearly a full wall of white uPVC double glazed floor to ceiling window to catch all the morning sun this room gives lovely views over the garden which is accessed via the double patio doors. Central heating radiator, pine clad ceiling, new carpet and a further internal door which allows access to an office.

## Kitchen

5.04 x 3.59 - After descending down 2 steps into the spacious and light kitchen that has recently be re-fitted to an excellent standard. This country style kitchen has an open archway, base units in an olive finish with shaker style handles, wood effect laminate worktop, and space for a 1000mm range. Composite colour co-ordinated one and a half sink with mono block tap, plumbing for 600mm dish washer. There are two white uPVC double glazed windows to the side elevation together with a white uPVC stable style door giving access to the decked patio and enclosed garden. There is a central heating radiator, recessed spot lighting and timber effect vinyl flooring.

## Utility

2.24 x 1.82 - White uPVC double glazed window to the side elevation along with white uPVC door having solid panel to the bottom and double glazed unit to the top which also gives access to the decked patio area. Wall Mounted combi boiler which is a little over 2 years old and plumbing for a washing machine. It has a tiled floor, and an internal door leading to the downstairs WC.

## Downstairs WC

2.31 x 1.33 - White uPVC double glazed window with obscure glazing to the side elevation, two piece suite comprising: low flush close couple WC and pedestal basin, continuation of the tiled flooring from the utility room

## Downstairs Bedroom/Office/Kids Play Room

3.15 x 2.11 - With access from the Dining Room, this room is currently configured as a bedroom, but could easily be a games room, kids room or opened up to make the dining room larger. White uPVC double glazed window to the side elevation with central heating radiator below.

## Office

2.98 x 2.41 - White uPVC double glazed window to the rear elevation with central heating radiator. And a pine clad ceiling. At present this room is being used as a computer room but there is plumbing within the room so if needed it could be converted into a utility / downstairs bathroom.

## First Floor Landing

The landing has internal doors to the four upstairs bedrooms and the family bathroom, central heating radiator and double storage unit.

## Bedroom One

3.97 x 3.97 - White uPVC double glazed window to both the front and side elevations with the front window giving a fantastic view of the church. A double built in wardrobe and further single wardrobe, coving to the ceiling and central heating radiator. Access to the loft.

## Bedroom Two

4.02 x 3.64 - White uPVC double glazed window to the front elevation with view of the church, an open storage area which could be adapted easily into an enclosed wardrobe, central heating radiator and coving to the ceiling. The dressing room is accessed via an internal door, however this could be converted into an en suite as

ceiling. The dressing room is accessed via an internal door, however this could be converted into an en-suite as plumbing is available.

### **Bedroom Three**

4.30 x 2.12 - White uPVC double glazed window to the side elevation, central heating radiator and built in storage.

### **Bedroom Four**

3.34 x 2.28 - White uPVC double glazed window to the side elevation, central heating radiator below and exposed beams to the ceiling.

### **Family Bathroom**

2.63 x 1.65 - White uPVC double glazed window with obscure glazing to the rear elevation, white three piece suite comprising: bath with thermostatic shower over, low flush close couple WC and basin on vanity unit with storage below and tiled splashback, recessed spotlighting and heated towel rail.

### **Externally**

Wide entrance with double five bar timber gates leading to a tarmac driveway with ample off road parking. To the side of the property is a good size lawned area with entry to the garden room. To the front is a raised block paved area with a fish pond. A double carport incorporating a wood store, and a large workshop to the side. To the other side of the property is a decked patio and enclosed lawned area which are immediately adjacent to the kitchen and snug. This can be accessed via the kitchen and boot room and from the front driveway. There is also a multi purpose area to the rear of the carport, accessed via carport or rear garden.

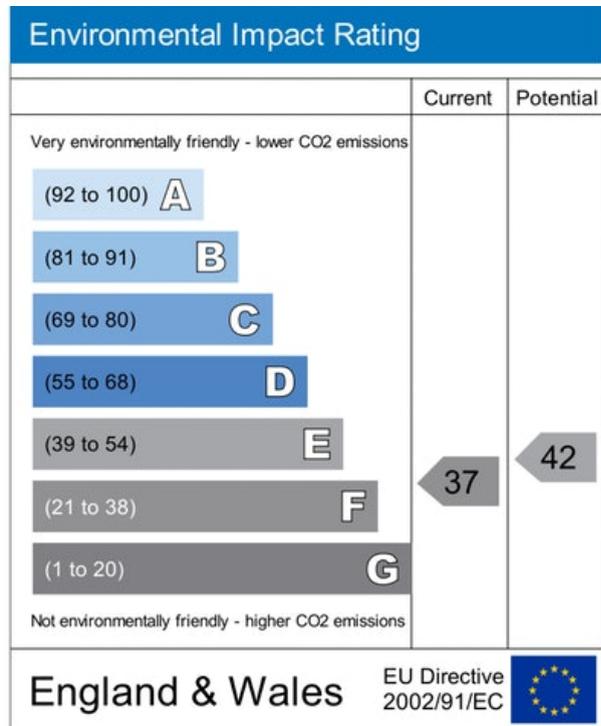
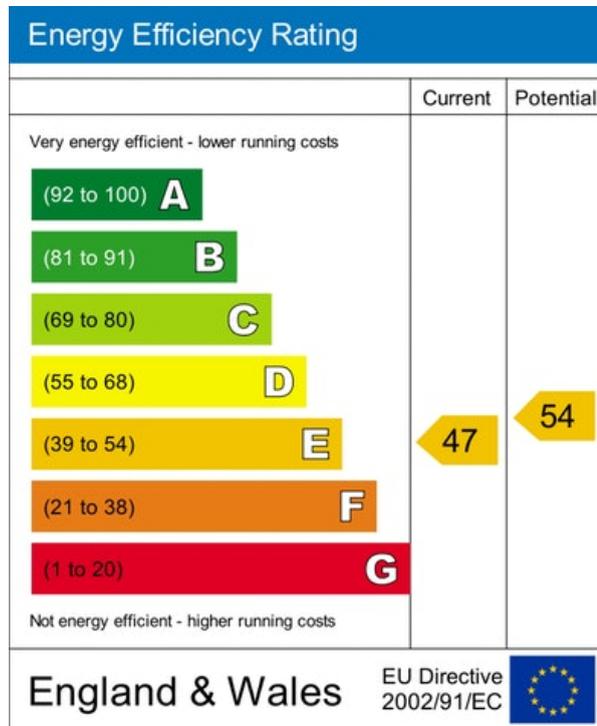
### **Workshop**

5.85 x 4.82 - The workshop is an additional sealed storage area next to the carport with power, lighting and concrete flooring.

Floor plan:



### Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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