



Easthall Road,
North Kelsey, Lincolnshire, LN7 6HA



**Easthall Road,
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£265,000**

NO UPWARD CHAIN.

Entering the market place for the first time this traditional 3 bedroom detached Bungalow with Garage occupies a generous garden plot towards the fringe of the popular Lincolnshire village of North Kelsey. The accommodation briefly includes an L shaped Hall leading to a 20'10 Lounge and the pine style appointed Dining Kitchen leads to a versatile Conservatory. There is fitted furniture to all of the Bedrooms and the Bathroom has been refurbished with a modern suite in white.

Early viewing strongly advised.

RECEPTION HALL

A recessed entrance with inset upvc door with fanlight over opens to the L shaped Hall with coving, radiator, laminated flooring, cloaks cupboard and access to the roof space.



LOUNGE

20'10" x 12'0" (6.36m x 3.67m)

A generous dual aspect room with upvc double glazed picture window to the front and matching window overlooking the rear Conservatory. The room is centred on the reconstituted stone open fireplace with tv plinth and granite style hearth. The room also includes 2 radiators, laminated flooring, cornice and tv aerial point.

DINING KITCHEN

12'6" x 10'10" (3.83m x 3.31m)

Appointed with a range of farmhouse pine style fronted units with green flecked work tops to include a coloured vinyl sink unit with mixer tap and cupboards and drawers under, space and plumbing for an automatic washing machine, 3 further base units, inset electric oven with matching hob and extractor over, an additional 3 units at eye level, built in larder fridge with cupboard over, tiled splash areas, upvc double glazed bow window to the rear aspect, tiled floor, radiator, tongue and grooved pine ceiling, telephone point, fitted airing cupboard and multi pane door to the

CONSERVATORY

11'4" x 9'3" (3.47m x 2.84m)

A flexible space with upvc double glazed panels to 3 sides, translucent roof, tiled floor and upvc double glazed door to the garden.

BEDROOM 1

12'0" x 10'10" (3.66m x 3.31m)

A forward facing double room with upvc double glazed window, radiator, cornice, tv aerial point and a range of light oak style fitted furniture to include 3 banks of drawers, knee hole dressing table, bedside cabinets and L shaped wardrobe.

BEDROOM 2

10'11" x 10'5" (3.33m x 3.18m)

A further double room with upvc double glazed window overlooking the rear gardens, radiator and a range of fitted furniture to include a kneehole dressing table, bedside cabinets, a double wardrobe and a gentlemen's wardrobe.

BEDROOM 3

8'11" x 8'3" (2.72m x 2.53m)

A forward facing room with upvc double glazed window, radiator, coving and fitted double wardrobe.

BATHROOM

8'0" x 4'11" (2.44m x 1.50m)

Appointed with a modern suite in white and with part tiled walls to include a close coupled wc, rectangular vanity basin with waterfall tap, panelled bath with waterfall mixer tap, mains shower and folding glazed screen, extractor fan, towel radiator, panelled ceiling with inset spotlights and upvc double glazed window.

OUTSIDE

The property is fronted by a decorative timber fence and twin wrought iron gates open to a broad, curving reception area. The remainder of the front is laid to lawn with established ornamental shrub and herbaceous borders. The drive continues to the rear of the property where there is a single detached Garage with electrically operated door. Immediately to the rear of the home there is a flagged patio which opens to a further lawn curving shrub borders and specimen magnolia tree. There is also an octagonal timber Summer House and aluminium framed Greenhouse.

TENURE STATUS

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.



COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C . We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

MORTGAGE ADVICE

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

CONVEYANCING

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Br Law, Bridge McFarland and Mason Baggott and Garton. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

VALUATION

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 or Newton Fallowell Caistor on 01472 433030 for a free market appraisal.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
Current		
Potential		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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