



East Lodge, Easthall Road

| North Kelsey, Market Rasen | LN7 6HA

£250,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

East Lodge

Easthall Road |

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A Good Sized Bungalow which sits on a nice plot with pleasant outlook to front and rear. Situated on the edge of the village of North Kelsey, which lies just four miles from Caistor, which has the renowned Caistor Grammar School and a selection of local shops and a Co-Op Food Store, together with pubs and a Saturday market. There's a thriving community which puts on regular events such as the beer festival and the food festival with live music. North Kelsey has the Butcher's Arms with visiting food vans and a Primary School and countryside walks close by.

The accommodation comprises: Reception Hall, Living Room with doors to the Dining Room, Kitchen leading to the Conservatory, Three Bedrooms and Bathroom. Outside there are nice sized gardens to Front and Rear and a Detached Single Garage. This home is warmed by Oil Fired Central Heating and is predominantly uPVC double glazed. It is offered For Sale with No Chain.

- Good Sized Bungalow
- Not Overlooked
- Lounge & Separate Diner
- Good Sized Gardens
- Four Miles to Caistor
- Thriving Village Community
- Conservatory to Rear
- No Chain

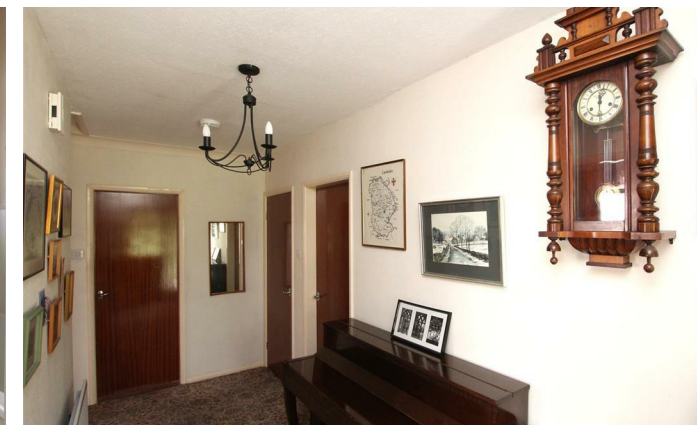
Reception Hall

Approached via half panelled entrance door with multi pane glazed inserts. Radiator. Coving,

Lounge

11'5 x 17'11 (3.48m x 5.46m)

Open fire. Coving. Ceiling rose. Window to Front. Double radiator. One glazed door and one bi-folding glazed door to:-





Dining Room

11'10 x 8'0 (3.61m x 2.44m)

uPVC double glazed, double doors to garden. Radiator. Door to:-

Kitchen

11'10 x 9'9 (3.61m x 2.97m)

Fitted wall and base units. Roll top wood effect work-surfaces with inset cream coloured, single drainer sink top. Tiled splashbacks Space for two domestic appliances with plumbing for washing machine and dishwasher. Oil boiler. Electric hob and extractor. Single glazed window to rear. Half panelled and half single glazed door to:-

Conservatory

12'7 x 8'10 (3.84m x 2.69m)

Windows to sides and rear. Radiator. Double glazed, double doors to garden.

Bedroom One

11'11 x 11'10 (3.63m x 3.61m)

Windows to front and side. Fitted bedroom furniture including drawers and wardrobes. Double radiator.

Bedroom Two

11'11 x 8'7 (3.63m x 2.62m)

Windows to side and rear. Radiator.

Bedroom Three

8'0 x 11'11 (2.44m x 3.63m)

Window to side. Radiator.



Bathroom

Panelled bath. Corner shower cubicle. W.C. and wash basin in vanity unit with drawers and cupboards topped by granite effect surface. Double opening airing cupboard housing foam lagged hot water cylinder. Under floor heating.

Front Garden

Long driveway providing parking for several cars and access to the Single Garage. Additional gravelled parking/turning area. Lawn and herbaceous borders.

Single Garage

17'3 x 8'11 (5.26m x 2.72m)

Double opening timber doors. Light. Window to side.

Rear Garden

Lawn. Mature trees and shrubs and wood outlook to rear.

Additional Information

Tenure: Freehold

Services: All main services connected except Gas - Oil Fired Heating to radiators.

Council Tax Band C - West Lindsey

Energy Rating: Band E



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 100.9 sq. metres

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston(info@epcforproperty.net)
Plan produced using PlanUp.

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Agents Note:
 Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.