



17, Olde Farm Court

| South Kelsey, Market Rasen | LN7 6RH

£400,000



Perkins George Mawer & Co.

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

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Beautifully Presented and Extended Home with Countryside Views to Rear and set in a peaceful village cul-de-sac. Situated at the heart of South Kelsey, this modern family home has been owned from new, built in 2008 and extended in 2017 which has enhanced this stunning home greatly. In the village there is a good pub, 'The Bull' which serves food. There are fantastic countryside walks in the area and Hall Farm Park which is a great family day out with a cafe for the grown ups. North Kelsey has a good Primary School and the village lands in the catchment area for Caistor Grammar School.

This home has beautiful modern styling using Farrow & Ball colour palettes, the extension has reclaimed exposed brickwork and exposed beams together with bi-fold doors to the patio and rear garden, bringing a bit of the outside in. The open plan living/kitchen/dining space is perfect for anyone who likes cooking and entertaining, the kitchen has been hand made and features a copper 'trough' sink and central island and circular oak breakfast bar. The home is warmed by oil fired radiator heating, there is part under floor heating to the ground floor and the warmth is retained with uPVC 'multi pane' double glazing. In the main bedroom there are 'Sharps' fitted wardrobes and a re-fitted en-suite.

The accommodation comprises in brief: Entrance Porch, Reception Hall, Living Room, Extended and Open Plan Living/Kitchen/Dining Room, Re-Fitted Utility Room/Cloakroom. On the First Floor there are Four Bedrooms (two with fitted wardrobes), a Re-Fitted En-Suite and Main Bathroom. Outside there is a Front Garden, Drive, Single Garage and Good Sized 'Level' Garden backing onto countryside.

- Beautiful & Extended Home
- Stunning 'Chefs' Kitchen
- Dual Aspect Living Room
- Re-fitted En-Suite
- Countryside Views to Rear
- Open Plan Living/Kitchen/Dining
- Four Bedrooms
- Caistor School Catchment

Entrance Porch

Composite front door with double glazed side screen. Quarry tiled floor. Exposed brickwork. Composite inner front door with two double glazed inserts to:-





Reception Hall

Tiled floor. Stairs to First Floor. Oak doors off.

Living Room

17'11" x 12'2" (5.46m x 3.71m)

Multi fuel burner. Two double radiators. Coving. Window to front. uPVC double glazed, double doors to garden.

Open Plan 'L' Shaped Kitchen/Diner

18'0" x 12'10" plus 9'7" x 7'11" (5.49m x 3.91m plus 2.92m x 2.41m)

Hand made, cream colour shaker style wall and base units with pewter finish handles. Pull out larder cupboard. Concrete work-surfaces with inset copper 'trough' style sink. Central island with circular oak breakfast bar. Built-in dishwasher and American style fridge. Lacanche Macon range cooker (available through separate negotiation). Grey tiled floor with under floor heating. Hot water quooker style tap. Vertical radiator. Oak doors to under stairs storage and Utility/Cloakroom. open plan to:-

Family Area

14'10" 11'3" (4.52m 3.43m)

Grey tiled floor with under floor heating. Exposed brickwork reclaimed from an old pigsty and finished in English Heritage style and millstone features. Vaulted ceiling with exposed beams. Floor spotlighting. Two 'Keylite' rooflights. Bi-fold doors opening to both the side patio area and rear garden.



Re-Fitted Utility Room/Cloakroom

6'4" x 8'5" (1.93m x 2.57m)

Modern dark grey wall and base units. Black roll top work-surfaces with inset single drainer stainless steel sink top. Tiled splashbacks. Low Level W.C. Window to rear. Oil fired boiler. Under floor heating.

Landing

Radiator. Access to loft space. Oak banister with glass panels. Airing cupboard with hot water tank. Oak doors off.

Bedroom One

10'8" x 11'2" min (3.25m x 3.40m min)

Two double sleek and flush designed 'Sharps' wardrobes finished in grey and two matching corner wardrobes. Window to front. Radiator. Window to front. Door to:-





Re-Fitted En-Suite Shower Room

White suite of corner shower cubicle. W.C. with concealed cistern. Trough style sink in vanity with double cupboard under. Herringbone design 'Mermaid' style boarding in shower enclosure. Fakro rooflight. Chrome towel rail.

Bedroom Two

10'7 x 10'11 min (3.23m x 3.33m min)

Two double and one corner wardrobe. Window to front. Radiator. Additional storage cupboard.

Bedroom Three

13'11 x 9'4 (4.24m x 2.84m)

Window to rear. Double radiator.

Bedroom Four

7'0 x 8'10 (2.13m x 2.69m)

Radiator. Window to rear.

Bathroom

White suite of panelled bath having glass screen and shower over. Low Level W.C. Pedestal wash basin. Slate effect flooring. Double radiator. Tiled splashbacks.

Front Garden

Two areas of lawn. Driveway providing parking and access to:-

Single Garage

18'1 x 8'11 (5.51m x 2.72m)

Up and over door. Light and electric. Door to Rear Garden.

Rear Garden

Paved terrace. Outside electric point. Timber garden shed. Greenhouse. Expanse of lawn. Open countryside views to rear.

Additional Information

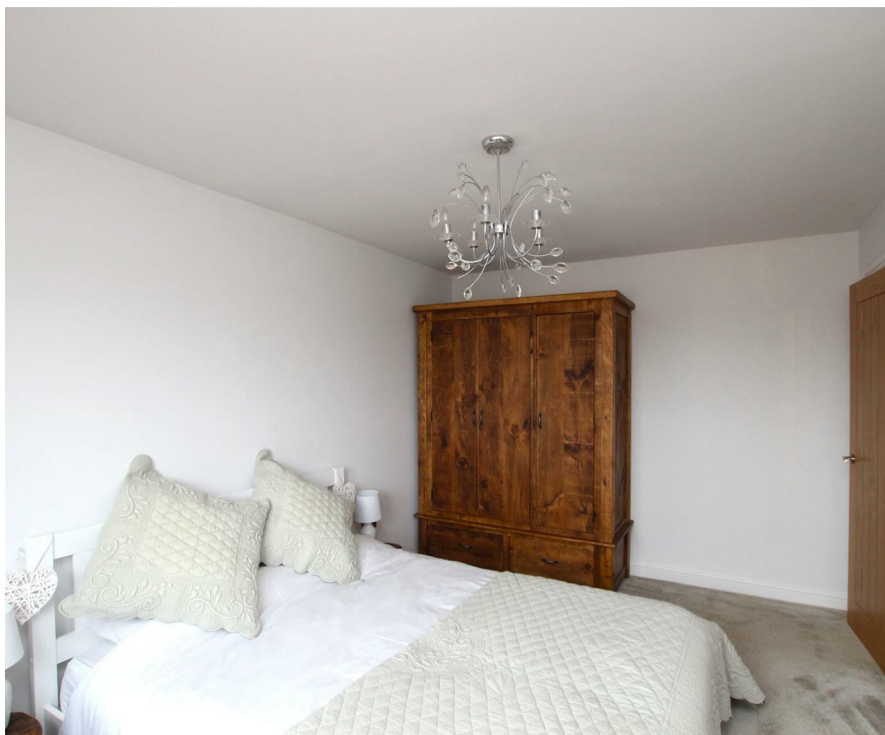
Tenure: Freehold

Council Tax: Band D - West Lindsey

Service Charge: £27.50 per annum for 2025 for upkeep of communal areas including the green, trees and hedge.

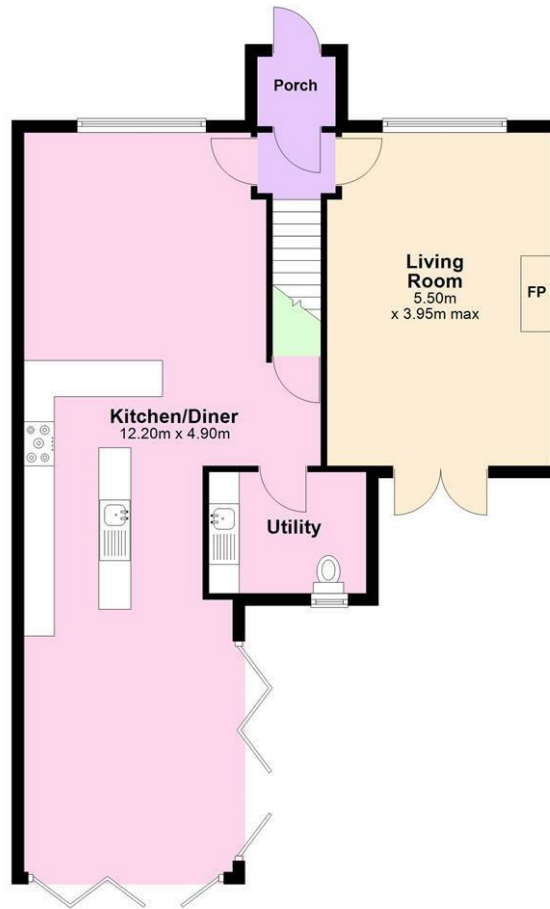
EPC Rating: T.B.C.

Services: All mains services are connected with the exception of gas. Oil fired radiator heating. Bottled Gas for cooker.





Ground Floor
Approx. 78.5 sq. metres



First Floor
Approx. 59.7 sq. metres



Total area: approx. 138.3 sq. metres

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.