



63 NORTH KELSEY ROAD
CAISTOR LN7 6QB

M A S O N S
EST. 1850

63 NORTH KELSEY ROAD, CAISTOR, LINCOLNSHIRE LN7 6QB

A much improved and well-presented, 4-bedroom detached family house positioned a comfortable walk from the highly regarded Caistor grammar school and the local facilities. Re-fitted dining kitchen and upgraded bathroom, spacious lounge, sunny south-facing garden at the rear with extensive patios and greenhouse, driveway to garage, utility/study area, gas central heating system, (new boiler 2019) and uPVC double-glazed windows.



ABOUT 63 NORTH KELSEY ROAD ...

Directions

From the marketplace in Caistor, proceed to the T-junction with the High Street and turn left down the hill. At the fork in the road bear left along North Kelsey Road and then follow the road until number 63 is found on the left side.

The Property

This smart and well-presented detached family home dates back to the late 1970s and has brick-faced cavity walls beneath pitched timber roof structures covered in concrete tiles and extending across the attached garage, porch and rear utility/study area. The property has been greatly improved in recent years. In January 2021 new uPVC double-glazed windows were installed. The fascia boards and soffits are also in complementary white uPVC and the concrete roof tiles have recently been cleaned.

Heating is by a gas central heating system and a new boiler was installed in 2019. The rooms have been recently redecorated and the kitchen was renewed in 2017. There is also an upgraded bathroom, and the rear garden has been landscaped, creating spacious patio areas and new planting with a metal-framed greenhouse. The rear section of the garage has been converted to form a utility room which has also doubled as a study area away from the main house.

In addition to the versatile garage space, which the current family also use as a games room, there is a long, covered storage area ideal for storing patio furniture, garden tools, cycles, etc.

The present owners obtain their broadband service from Onestream and this provides a download speed of 74 mbps and an upload speed of 19 mbps.

ACCOMMODATION

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

From the entrance drive there is a flagstone pathway leading across the front of the house and the tiled canopy roof extends across to the main entrance which has ornamental twin pillars and an outside light over the white uPVC, part-glazed (double-glazed) front door with double-glazed side panels to the:

Entrance Hall

With bamboo flooring, radiator, wall shelf, coved ceiling and the owners keep the mobile central heating programmer/thermostat in the hallway. Coat hooks, smoke alarm and staircase with handrail and a side screen to the lower steps leading up to the first-floor rooms.



Cloakroom/WC

Modern white suite of square design, low-level, dual-flush WC and bracket wash hand basin with lever tap. Bamboo floor, radiator, mirror-fronted wall cabinet and ceiling light. Wide front window with roller blind.



Lounge

Extending the full depth of the house, this is a light and airy room with a wide oriel bow window under the projecting tiled roof on the front elevation and wide, double-glazed French doors with side panels providing an attractive view of the rear garden and opening onto the rear patio. Two radiators, coved ceiling and two ceiling light points.





Dining Kitchen

Fitted with a comprehensive range of built-in units finished in light grey and comprising base cupboard and drawer units, extending to form a peninsula dividing bar to the dining area, wall units and splash-boarded splashbacks to roll-edge work surfaces which are illuminated by downlighters under the wall cupboard units.

A tall cupboard unit houses the Viessman gas-fired central heating boiler with shelving surrounding and wiring from two stereo ceiling speakers to connect a hifi unit. Integrated fridge/freezer, built-in AEG fan-assisted electric double oven and grill, induction four-plate hob and contemporary CDA angled stainless steel and glazed cooker hood. The drawer units include deep pan drawers and there is space with plumbing for a dishwasher. Set into the work surface is a one and a half bowl, stainless steel, single drainer sink unit.

Stone tile-effect LVT flooring, rear mat well, side and rear window, each with Roman blinds and part-glazed rear door to the main garden. The ceiling has comprehensive LED downlighters. A large shaped door opens to a useful understairs cupboard with light and shelving extending across under the lower steps.





First Floor Landing

With trap access and ladder to the roof void which has boarding for storage purposes. Six-panel doors lead off to the bedrooms and bathroom and a matching door opens to the linen cupboard with slatted shelving.

Bedroom 1 (front)

With bamboo flooring, radiator and wide window on the front elevation with Roman blind. Coved ceiling, three floating wall shelves and cabling for a wall-mounted TV. Built-in bedroom furniture comprising 2x two-drawer chests, dressing table with drawer and side cupboards, tall chest of five drawers and a range of single and double wardrobes fitted out with clothes rails and shelving. The centre wardrobe door is mirror fronted.



Bedroom 2 (front)

At present the owners have a day bed in this room which doubles as a sewing/hobbies room but would easily take a double bed. Laminated hardwood-effect covering, radiator, wide front window with roller blind, coved ceiling with three spotlights to ceiling fitting and double doors to a recessed double wardrobe with clothes hanging rails and shelf over.

Bedroom 3 (rear)

A single bedroom with bamboo floor, coved ceiling, radiator and rear window with roller blind and overlooking the main garden.





Bedroom 4 (rear)

L-shaped with a coved ceiling having three spotlights to ceiling fitting, a bamboo floor and a rear window with roller blind overlooking the rear garden.

Bathroom

White suite comprising low-level, dual-flush WC, pedestal wash hand basin with an arched chrome mixer tap and a panelled bath with modern mixer tap, having shower fittings. Oak-effect laminate floor covering, chrome ladder style radiator/towel rail, wall cabinet with mirror door and five LED downlighters to the ceiling. Part ceramic-tiled walls, large rear window and splash-boarded shower cubicle with chrome mixer unit and drench head. Tall, shelved cupboard to the side and extractor fan.

Outside

A tarmac driveway leads to the attached garage extending from a deep verge along this part of North Kelsey Road creating good off road parking space. The driveway leads to the:

Attached Garage

With up and over door, LED strip lighting, gas meter and the electricity consumer unit, which is metal cased, housing MCBs. One and a half doors at the rear open to make a good size walk through opening to the:

Utility Room/Study Area

With a roll-edge work surface, single drainer, stainless steel sink unit with cold tap, space with plumbing for washing machine and space at the side for a tumble dryer.

White-washed brick walls, vinyl oak-effect floor covering, space for further appliances, e.g. fridge/freezer and a corner study area. LED strip light and rear single-glazed window with roller blind. Part-glazed door opening onto the main rear garden.

Gardens

At the front of the house the garden is mainly laid to lawn on either side of the driveway and as previously described, a flagstone pathway leads across to the main entrance but then continues around the side of the house. **NB.** At the side of the canopy porch and close to the driveway, there is an **EV car charging point**. There is also an outside water tap.

For security and privacy purposes the side pathway has a brick-built screen wall with an inset arch and arched doorway leading through to the main garden; just beyond this, there is space at the side of the house for the storage of wheelie bins.

The rear garden is a delightful feature of this property and a good size with flagstone patios extending across the full width of the house and out into the garden on the right side with a feature inset, blue brick lined, circular ornamental pond and waterfall. On split levels, the patio areas are ideal for outdoor seating and for al fresco dining. The newer patio is shaped to the mainly lawned garden which has a variety of ornamental shrubs, bedding plants and a small ornamental tree at the rear.







The borders are lined with timber sleepers, and in the far corner there is a metal-framed greenhouse of good size with a green finish. The garden enjoys the sun for the majority of the day and across to one side there is a fruit cage, whilst the lawn has a rotary clothes drier and the angled pole is for a solar sun sail. There is a further outside tap at the rear and two wall lights to the rear wall of the utility room with an LED floodlight over the rear kitchen door. Timber boundary fencing with concrete posts. As previously mentioned, there is a **long, lean-to Store** which is timber-framed, along the side of the garage and utility room with a wall light and providing extremely useful storage space for tools, bikes, garden furniture, barbecue etc.

Viewing Strictly by appointment through the agent.

Location

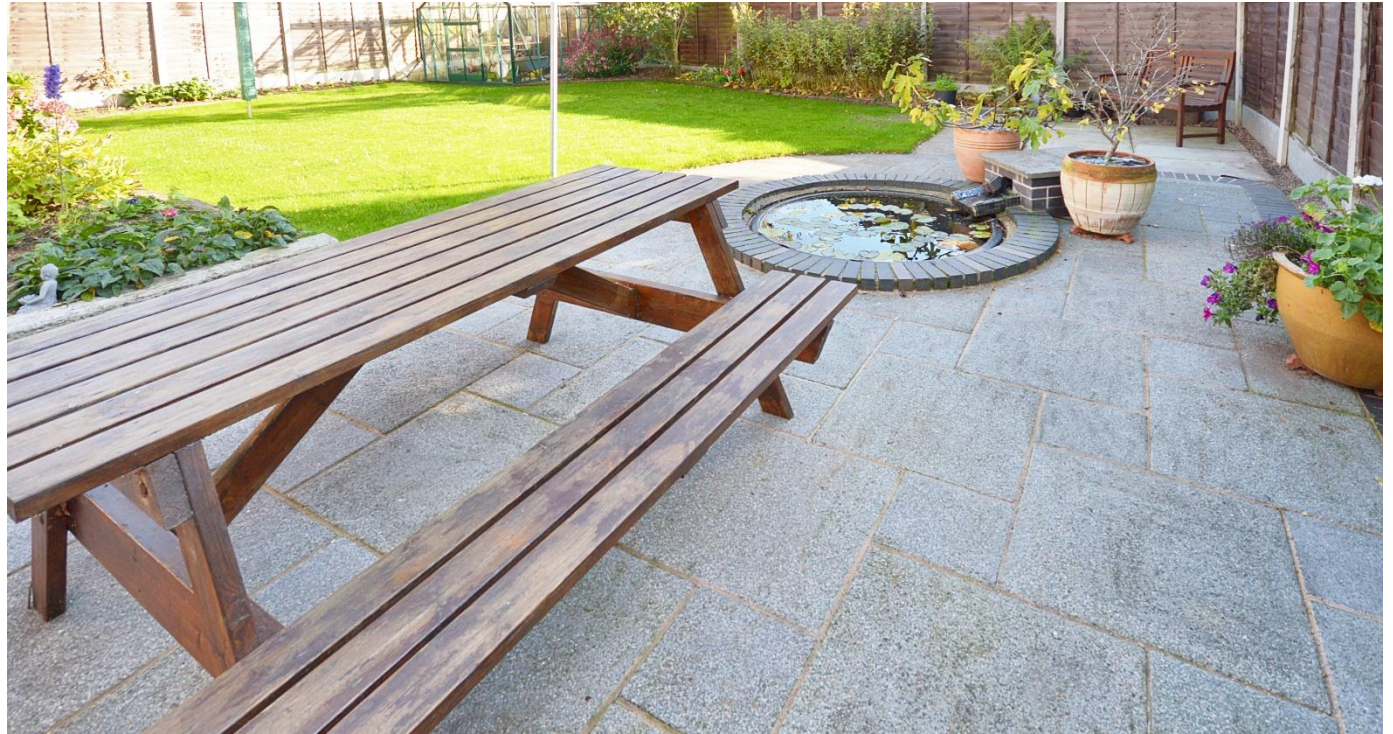
Caistor is an interesting market town standing on the edge of the Lincolnshire Wolds which are designated an Area of Outstanding Natural Beauty. The town has many local amenities including post office, chemist, newsagent, supermarket, public houses, library and heritage centre, doctor's surgery and garage. There are primary and secondary schools including the highly regarded Caistor Grammar School which is noted by Ofsted as being outstanding. All these local facilities are within comfortable walking distance from the property. There are good travel links to the ports of Hull and Grimsby and easy road links to the M180 motorway and the Kirmington airport.



General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items.

No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Any Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

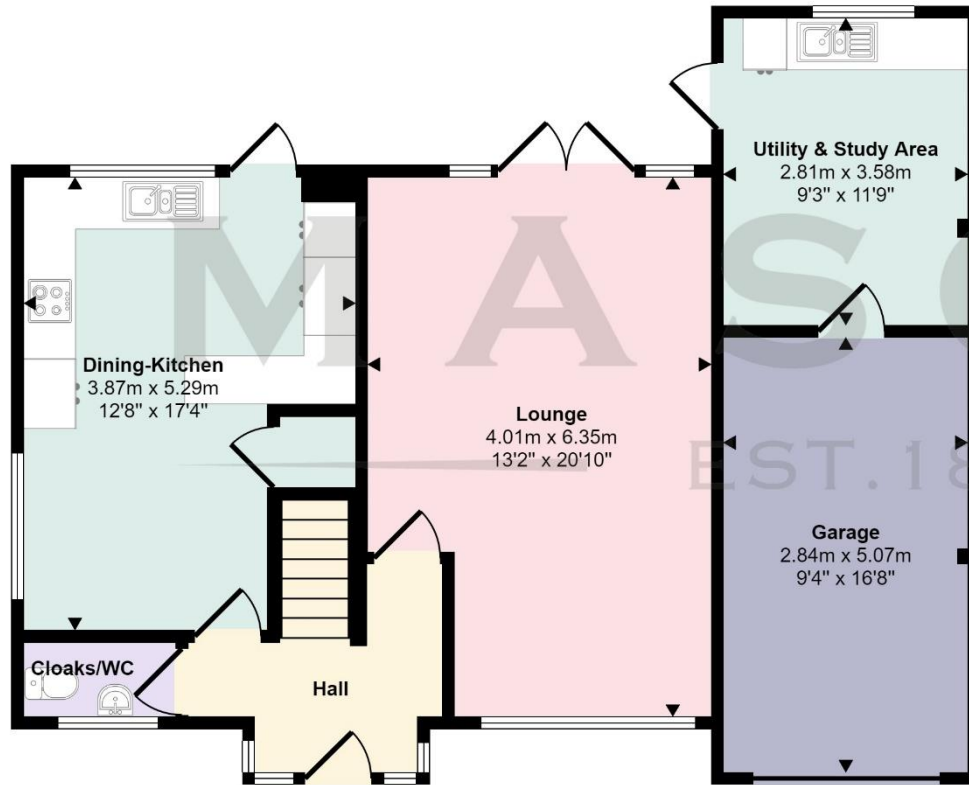


FLOORPLANS AND EPC GRAPH

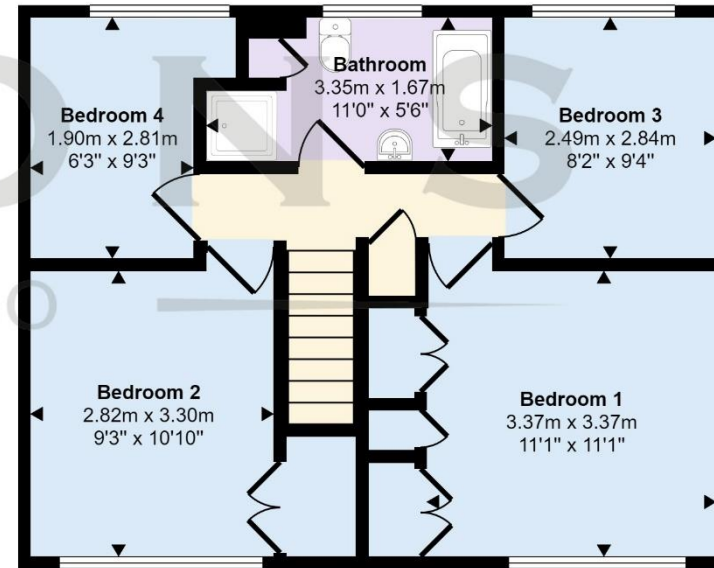
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx Gross Internal Area
128 sq m / 1382 sq ft



Ground Floor
Approx 78 sq m / 835 sq ft



First Floor
Approx 51 sq m / 547 sq ft

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.



MASONS
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