



Rosemary Cottage, High Street

| North Kelsey | LN7 6EB

£278,000



Perkins George Mawer & Co.

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

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A Beautifully Presented, Lovingly Refurbished and Extended, Detached Cottage set back from the High Street in a Peaceful 'Oasis' at the Heart of North Kelsey. The Village has a Primary School with Secondary Schooling in nearby Caistor, four miles distance with the highly regarded Caistor Grammar School. There is the Butcher's Arms Pub and Church and many Countryside Walks surrounding the village. Anyone wanting a greater selection of Shops, Bars and a Market can wander into Caistor itself.

The Cottage has been extended by the current owner four years ago to offer an additional Reception Room, suitable for Dining or a Family Room with Bi-Fold Doors it has views out to the Landscaped Garden, a great Summer entertaining space and blends in nicely with the garden having been Cedar clad. The home is warmed by a modern Air Source Heat Pump system with the back up of a Multi Fuel Stove for cosy evenings in and it is retained by uPVC double glazing. The cottage is approached via double opening 'Lincolnshire Fencing' five bar gates to the Off Road Parking Spaces, a further matching pair entices you into the garden and up to the cottage.

This Stunning Cottage comprises Entrance Porch, Re-Fitted Kitchen with Walk-In Pantry, opening to the Family/Dining Room with Ground Floor Shower/Cloakroom and useful Utility Room. There is a Living Room with Multi Fuel Stove and Cornish Slate Effect feature wall. Walk through and enter the Snug or Bedroom Three, making this a hugely versatile 'forever' home. On the First Floor there are Two Bedrooms and Well Appointed Bathroom. Outside there is a Pretty Cottage Garden with Two Patio Seating Areas, Summer House and Pergola for balmy Summer evenings of relaxation or entertaining.

- Beautiful, Extended Cottage
- Peaceful 'Oasis' Location
- Gorgeous Interior Styling
- Cosy Living Room
- Family/Dining Room
- Modern Kitchen with Pantry
- Shower/Cloakroom & Utility
- Snug or Ground Floor Bedroom
- Two First Floor Bedrooms & Bathroom
- Cottage Garden & Parking

Entrance Porch

uPVC entrance door with diamond shaped, double glazed inserts. Grey 'Moroccan' style tiled floor. Windows to both side. uPVC double glazed inner door to:-





'L' Shaped Re-Fitted Kitchen

8'4 x 12'1- plus 3'5 x 6'4 (2.54m x 3.68m- plus 1.04m x 1.93m)

Re-fitted with a range of grey wood grain effect wall and base units with brushed steel handles. Built-in larder fridge, built-in freezer, eye level electric double oven plus electric hob and extractor hood over. Wood effect work-surfaces with inset single drainer, stainless steel sink top. Grey 'Moroccan' style tiled floor. Double Radiator. Coving. Window to front. Doorway to Family/Dining Room. Coving. Oak latched doors to Living Room and Pantry.

Pantry

6'7 x 2'11 (2.01m x 0.89m)

Fitted shelving. Grey tiled floor.

Family/Dining Room

10'10 x 12'0 (3.30m x 3.66m)

Part vaulted ceiling. Bi-fold doors to garden. White vertical radiator. Two 'Keylite' roof-lights. Fitted shelving. Grey 'Moroccan' style tiled floor. Oak latched doors to Shower/Cloakroom and Utility Room.

Utility Room

4'7 x 5'4 (1.40m x 1.63m)

Grey tiled floor. Plumbing for washing machine. 'Keylite' roof-light.

Shower/Cloakroom

White suite of double shower enclosure with 'rain' shower and second attachment and 'Mermaid' style boarding. Low Level W.C. Wash hand basin in vanity unit with wood grain effect double cupboard under. Grey tiled floor. Chrome heated towel rail. 'Keylite' roof-light.

Living Room

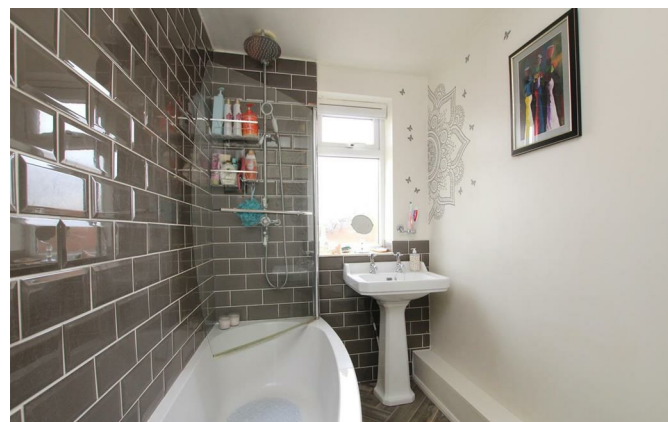
11'7 x 17'7 (3.53m x 5.36m)

Multi Fuel Stove with Cornish Slate effect surrounding feature wall. Part painted panelling to dado height. White painted beams. Stairs to First Floor. uPVC Double glazed, double opening doors and matching side screens to garden. Oak latched door to:-

Snug/Bedroom Three

12'1 x 8'0 plus chimney recesses (3.68m x 2.44m plus chimney recesses)

Wood panelling to dado height. Window to front. Double radiator.



Half Landing

Window to front. Oak banister and white spindles. Leading up to:-

First Floor Landing

Oak latched doors off. Access to loft space.

Bedroom One

11'10 x 13'9 (3.61m x 4.19m)

Windows to front and side. Double radiator.

Bedroom Two

6'5 x 12'9 (1.96m x 3.89m)

Window to front. Double radiator.

Bathroom

Shaped bath with curved, glazed screen over, 'rain' shower and second attachment. Pedestal wash basin. W.C. with concealed cistern. Grey 'Metro' tiling to water sensitive areas. Double radiator.

Outside - Parking Area

Approached via double opening 'Lincolnshire Fencing' five bar gates. Gravelled hard-standing. Raised herb bed. Double opening 'Lincolnshire Fencing' five bar inner gates to:-

Cottage Garden

Flag stone paving extending to the width of the cottage with two patio seating areas. Raised Rose bed set round with snowdrops. Twisted Willow tree and Mature Acer tree. Two lawned areas with raised cottage borders. Summer House and Pergola.

Additional Information

Tenure: Freehold

Services: Mains Electric, Water and Drainage. Heated by Air Source Heat Pump.

Council Tax: Band C - West Lindsey

EPC Rating: E



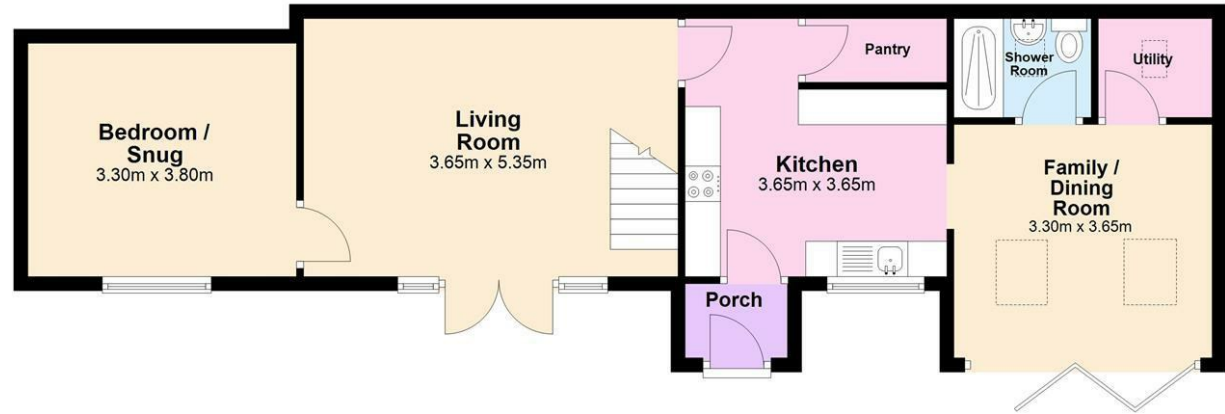


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(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	

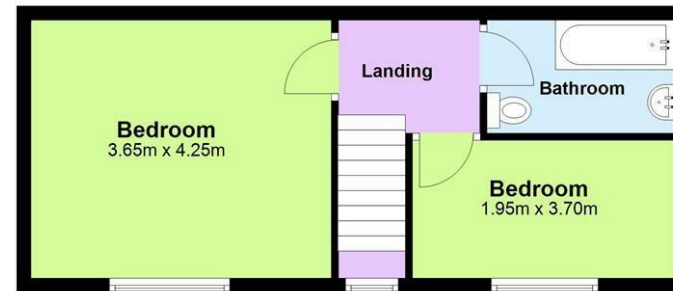
Ground Floor

Approx. 65.4 sq. metres



First Floor

Approx. 33.2 sq. metres



Total area: approx. 98.7 sq. metres

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