



Westville, Middle Street, North Kelsey, Lincolnshire. LN7 6EH

- A BEAUTIFUL DETACHED PERIOD FAMILY HOME
- LARGE REAR DRIVEWAY & GARAGING
- 3 EXCELLENT RECEPTION ROOMS
- ATTRACTIVE FITTED DINING KITCHEN
- 3 DOUBLE BEDROOMS WITH A MASTER EN-SUITE
- QUALITY FAMILY BATHROOM
- PRIVATE ENCLOSED SOUTH FACING GARDENS
- TIMBER BUILT GAMES ROOM
- CATCHMENT AREA FOR CAISTOR GRAMMAR SECONDARY SCHOOL
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE



PROPERTY DESCRIPTION

**** LARGE REAR DRIVEWAY & GARAGING ** SOUTH FACING REAR GARDEN **** 'Westville' is a beautiful detached period family home having been sympathetically updated and extended creating a charming residence that comes peacefully positioned within the highly desirable village of North Kelsey. The versatile accommodation comprises, central entrance hallway, fine main living room, sitting/dining room that leads to an attractive fitted dining kitchen, side porch, useful utility area, pleasant garden room with bi-folding doors to the rear garden and a cloakroom. The first floor provides 3 generous double bedrooms with a master en-suite and a quality family bathroom. Traditional courtyard style gardens are found to the front with a flagged pathway leading to the front entrance. Side gated access leads to an extremely private south facing rear garden that enjoys a number of seating areas, central lawned garden with mature planted borders and gated access to a substantial L-shaped driveway that leads out to South Street. Finished with double glazing and an oil fired central heating system. EPC Rating; E . Council Tax Band; D. Viewing comes with the agents highest of recommendations. View via our Brigg office.



ROOM DESCRIPTIONS

CENTRAL RECEPTION HALLWAY

1.63m x 4.06m (5' 4" x 13' 4")

FRONT LIVING ROOM

3.45m x 4.11m (11' 4" x 13' 6")

SITTING/DINING ROOM

4.07m x 4.09m (13' 4" x 13' 5")

ATTRACTIVE FITTED DINING KITCHEN

5m x 3.53m (16' 5" x 11' 7")

REAR ENTRANCE PORCH

1.55m x 1.55m (5' 1" x 5' 1")

UTILITY AREA

1.96m x 2.35m (6' 5" x 7' 9")

PLEASANT GARDEN ROOM

2.09m x 3.03m (6' 10" x 9' 11")

CLOAKROOM

2.23m x 1.09m (7' 4" x 3' 7")

FIRST FLOOR CENTRAL LANDING

1.64m x 4.09m (5' 5" x 13' 5")

FRONT DOUBLE BEDROOM 1

4.04m x 4.11m (13' 3" x 13' 6")

EN-SUITE SHOWER ROOM

1.53m x 3.47m (5' 0" x 11' 5")

FRONT DOUBLE BEDROOM 2

3.4m x 2.58m (11' 2" x 8' 6")

REAR DOUBLE BEDROOM 3

3.29m x 3.47m (10' 10" x 11' 5")

ATTRACTIVE FAMILY BATHROOM

3.4m x 1.34m (11' 2" x 4' 5")

GAMES ROOM

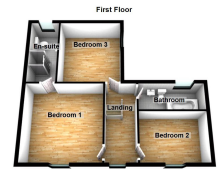
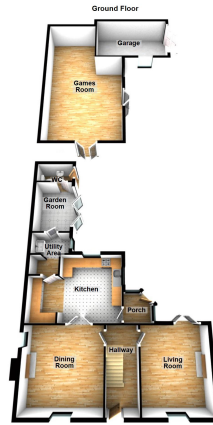
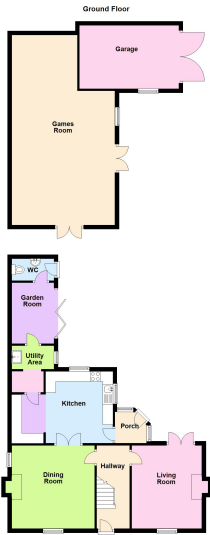
5.07m x 9.35m (16' 8" x 30' 8")


GARAGE

4.91m x 3.12m (16' 1" x 10' 3")



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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