

Holly Holme, Boston Road
WEST KEAL

£280,000

SINCE 1842
Willsons

PROPERTY PROFESSIONALS



- Subject to Agricultural Occupancy Condition
- Spacious 3 Bedroom Detached Bungalow
- Gardens extending to over half an Acre with Extensive Views
- 3 Reception Rooms
- Breakfast Kitchen & Utility Room
- Detached Double Garage
- Upvc Double Glazing
- Oil Fired Central Heating
- EPC Rating: D

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ESTATE AGENTS | RENTALS | AGRICULTURAL | AUCTIONEERS | VALUERS



Holly Holme, Boston Road
West Keal, Spilsby
Lincolnshire, PE23 4BD

“ AGENT’S COMMENTS ”

Willsons are pleased to offer for sale this superior 3 bedroom detached bungalow situated in extensive grounds extending to just over half an acre having fine views over open countryside. The property has spacious accommodation to include 3 reception rooms, breakfast kitchen & utility room and benefits from Upvc double glazing and oil fired central heating.

The property is subject to an Agricultural Occupancy Condition.

ABOUT THE AREA

West Keal is a village on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, situated approximately 15 miles north of Boston & 3 miles south of Spilsby. Spilsby is a market town with range of shops, supermarkets, banks, doctor's surgery, dentists, pubs, restaurants & takeaways as well as primary & secondary schools. Boston is a port town with a hospital, train station along with a wider range of shops including many national chains & leisure facilities including cinema, theatre & swimming pools. The neighbouring village of Toynton All Saints has a primary school, with a doctor's surgery & primary & secondary schools found in the village of Stickney approximately 5 miles away.

ACCOMMODATION:

Upvc double glazed entrance door with side screen opens into the:-

ENTRANCE HALL

With telephone point, radiator, airing cupboard with pre-lagged cylinder, access to roof space.

LOUNGE

23' 5" x 13' 5" (7.13m x 4.09m) With bow window to front, window to side, feature stone open fireplace, 2 radiators, 2 wall light points, archway to:-

DINING ROOM

15' x 11' 9" (4.57m x 3.58m) Bow window to side, radiator, 2 wall light points, French doors to rear garden.

SITTING ROOM

16' 10" x 12' 10" (5.13m x 3.91m) With sliding patio doors to front, window to side, radiator, TV point, serving hatch to kitchen, internal feature glazed window.

SEPARATE WC

With wc, pedestal wash hand basin, part tiled walls, radiator, window to rear.

BREAKFAST KITCHEN

17' x 10' 10" (5.18m x 3.30m) Fitted with a range of base and wall units incorporating cupboards and drawers with worksurfaces, 1 & 1/2 bowl sink unit with mixer tap, built-in electric double oven, inset electric hob with extractor fan over, breakfast bar, radiator, window to front and side.

UTILITY ROOM

10' x 9' 3" (3.05m x 2.82m) With worksurfaces having stainless steel single drainer sink unit, cupboards and drawers under, built-in larder cupboard, radiator, Worcester oil fired central heating boiler, window to side, door to front.

BEDROOM 1

16' x 10' (4.87m x 3.05m) With window to side and rear, radiator, built-in mirror fronted wardrobes, further built-in recess wardrobe.

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BATHROOM

Comprising panelled bath with mixer tap, walk-in shower with Triton electric shower, wc and pedestal wash hand basin, part tiled walls, wall mounted electric fan heater, electric shaver point, extractor fan, radiator, window to rear.

BEDROOM 2

13' 2" x 10' 5" (4.01m x 3.17m) With window to rear, radiator.

BEDROOM 3

10' 8" x 9' 4" (3.25m x 2.84m) With window to rear, radiator, built-in wardrobe.

OUTSIDE:

The property is approached via a right of way over a shared driveway which leads to an 'in and out' drive.

DOUBLE GARAGE

To the side of the property there is a detached brick and tile built double garage with a metal 'up and over' entrance door and roller shutter door, power and light connected.

GARDENS:

The property has the benefit of good sized gardens being laid to lawn and having a variety of shrubs and plants and a feature fish pond. We understand that there are two Tree Preservation Orders on a horse chestnut and a beech tree.

TENURE & POSSESSION:

The property is Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE:

The property has an energy rating of D. The full report is available from the agents or by visiting www.epcregister.com
Reference Number: 9058-2049-7224-6531-9934.

AGRICULTURAL OCCUPANCY CLAUSE:

The property is sold subject to an Agricultural Occupancy Clause which restricts those who can live in the property i.e. it may be necessary for you to earn over 50% of your income from agriculture.

The condition was imposed by East Lindsey District Council (Application No. S/204/429/91 dated 16th May 1991). The wording on the condition is:

The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry or a dependant of such a person residing with him (but including a widow or widower of such a person).

To confirm if you meet the criteria for the occupancy condition please contact East Lindsey District Council (Planning Department) Tel: 01507 601111.

SERVICES:

We understand that mains water and electricity are connected to the property (the purchaser will be required to install a separate water supply and meter as the existing supply is currently shared with the adjoining property).

Drainage is to a private septic tank system (the purchaser will need to satisfy themselves that the existing system is fully compliant with the 2020 Septic Tank Regulations).

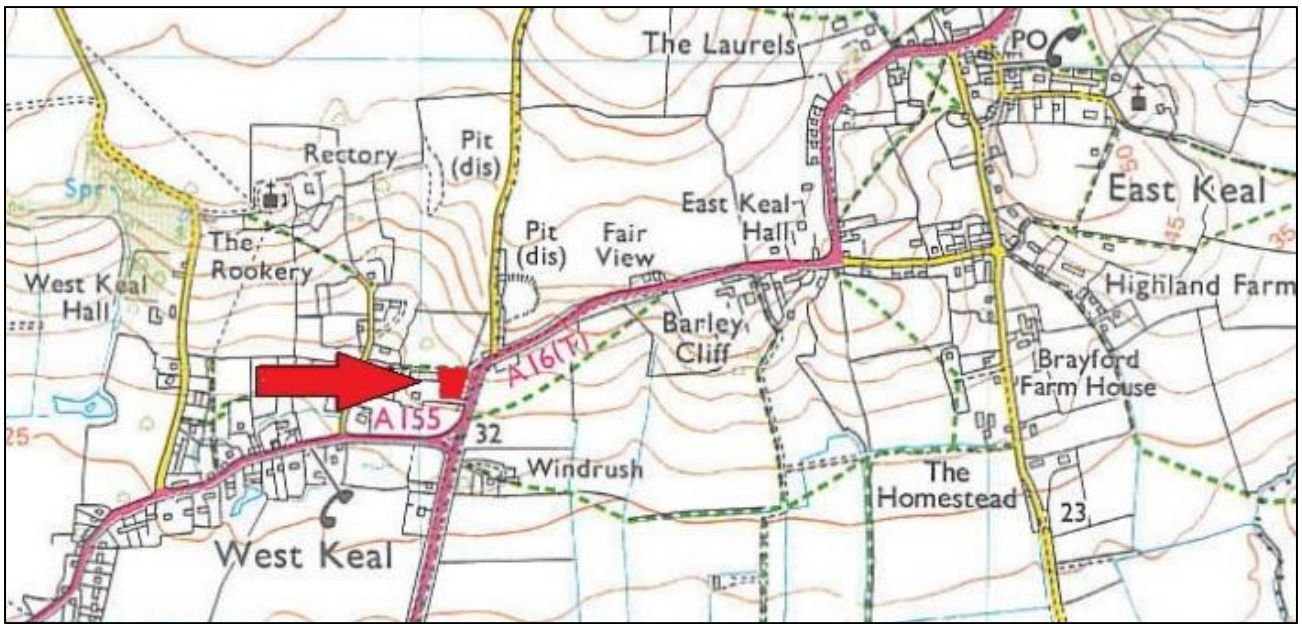
The property has an oil fuelled central heating system.

LOCAL AUTHORITY:

Council Tax Band 'D' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

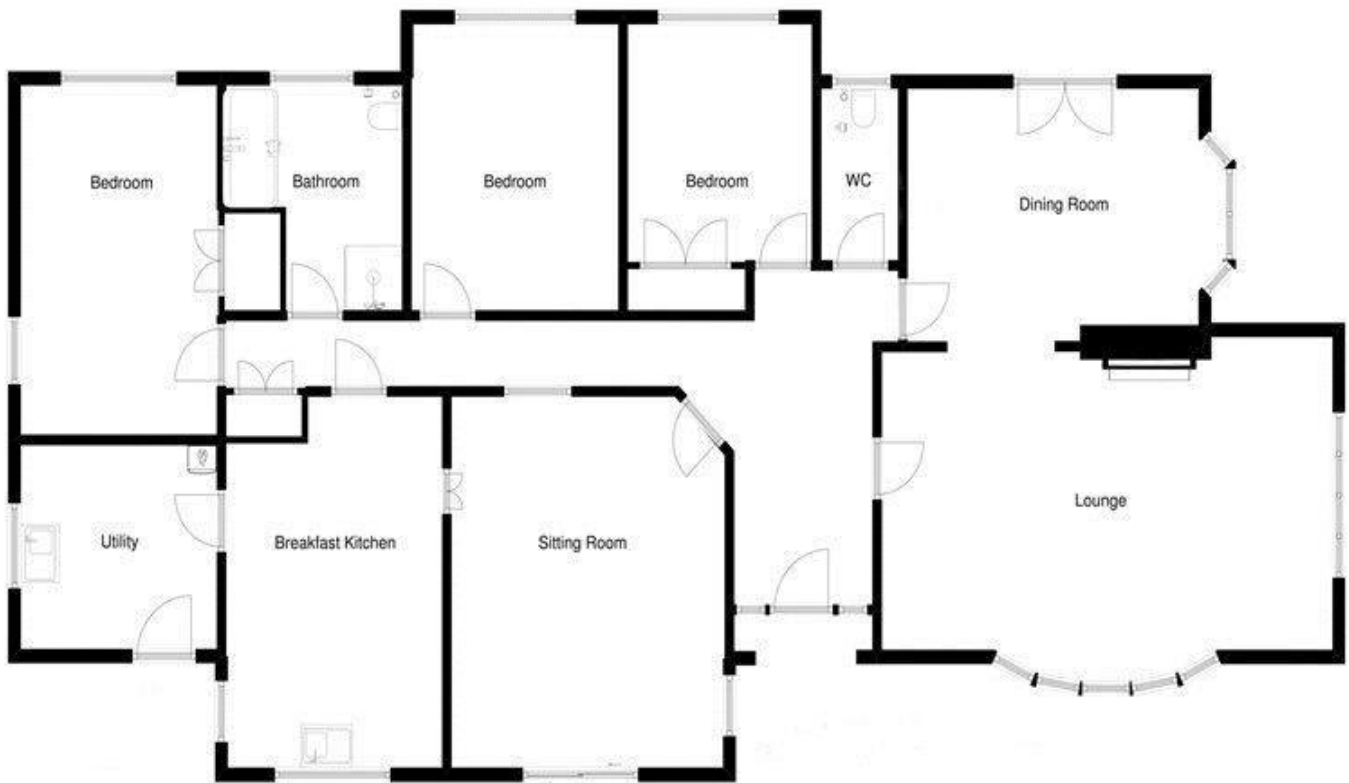
VIEWING:

Viewing is strictly by appointment with the Skegness office at the address shown below.



FLOORPLAN **Not to scale – For identification purposes only**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

