


Spindleberry, Church Lane, West Keal

£249,999

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Willsons
SINCE 1842

# Spindleberry, Church Lane, West Keal, Spilsby, Lincolnshire, PE23 4BG

## "AGENT'S COMMENTS"

*This three bedroom detached bungalow located at the foot of the Lincolnshire Wolds on a quiet, no-through village road offers bedrooms fitted wardrobes, sizeable triple aspect living dining room, the property stands within enclosed mature gardens to both the front and rear and offers a detached garage and attractive block-paved driveway. Benefitting from oil central heating and uPVC double glazing, the property has practical hard floors of continuous wood-grain vinyl flooring throughout and is brought to the market with no onward chain.*

## LOCATION

*West Keal is situated on the southern edge of the Lincolnshire Wolds and offers an active church and village hall with close amenities of East Keal including a post office, village stores, café, public house and being two miles to the south of the market town of Spilsby which is approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local shops, supermarkets, doctors, dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston bus routes and offers a number of clubs and societies for all ages.*

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## Front of Property
Accessed via a wooden 5-bar gate onto block paved driveway leading to the detached garage, concrete slab pathway to the external porch with lighting, front garden set to lawn with borders of mature shrubs and plants and small trees, dwarf brick walls and borders of mature shrubs and plants, pedestrian gates to either side of the property providing rear garden access, external lighting and boundaries of hedging and fencing.

## External Porch
4'3" x 2'7" (1.3m x 0.8m)
Integral external porch with lighting.

## Hallway
7'2" x 4'3" (2.2m x 1.3m)
'L' shaped hallway with radiator, loft access, room thermostat, continuous wood-grain vinyl flooring and walk-in cloak cupboard (0.6m x 0.6m) with hanging space and shelving over.

## Living Dining Room
24'7" x 11'9" average x 8'10" (7.5m x 3.6m average x 2.7m)
Sizeable triple aspect room with central gas fire operated by remote control with hearth and mantle, two radiators, bay window to the front of the property, door to garden and windows with front and side aspects. The living room fire is fueled by LPG bottled gas.

## Kitchen
11'1" x 10'9" (3.4m x 3.3m)
With range of wall and base units, space and socket for electric cooker with integrated cooker hood extractor over, ceramic sink with draining board and mixer tap, partially tiled walls, space and plumbing for washing machine, radiator, downlighting, continuous wood grain vinyl flooring, window and external door to the rear garden and sun porch.

## Bedroom One
11'1" x 13'5" into wardrobes (3.4m x 4.1m into wardrobes)
With a full wall of fitted wardrobes with hanging and shelving space also housing high-level fuse box, radiator, wood grain vinyl flooring and window with aspects to the front garden.

## Bedroom Two
9'10" average x 10'9" into wardrobes (3.0m average x 3.3m into wardrobes )
With a full wall of fitted wardrobes to include shelving and hanging space, radiator, wood-grain vinyl flooring and window with aspects over the rear garden.

## Bathroom
10'9" x 5'6" (3.3m x 1.7m)
Comprising bath with shower handset over, mixer taps, glazed shower screen and tiled surround, Victorian style wash basin and WC, extractor fan, illuminated shaver socket, radiator, extractor fan, tiled walls, full-height airing cupboard (0.8m x 0.6m) housing immersion tank with shelving above, vinyl flooring and obscured window to the garden.

## Bedroom Three
9'10" max x 6'10" (3.0m max x 2.1m)
With fitted double wardrobe, radiator, wood-grain vinyl flooring and window with aspects to the front of the property.

## Detached Garage
18'0" x 9'2" (5.5m x 2.8m)
With up-and-over garage door, independent fuse box, wall mounted Camry oil-fired boiler, space and plumbing for washing machine, concrete floor, wooden window to the rear and uPVC pedestrian door to the garden.

## Garden
Fully enclosed rear garden set to lawns with open sided sun porch to the rear of the property over a concrete slab patio, block paved pathway from the pedestrian gate to the side of the garage leading to the garage pedestrian door, wall tap, heating oil tank to the rear of the garage, further wide area to the left hand side of the property, pedestrian gates to either side and boundaries of mature trees, hedging and fencing.

## Tenure & Possession
The property is Freehold with vacant possession upon completion.

## Services
We understand that mains electricity, water and drainage are connected to the property. Heating is via an oil-fired central heating system.

## Local Authority
Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

## Energy Performance Certificate
The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 8281-6223-6700-6300-4926

## Viewing - Alford
Viewing is strictly by appointment with the Alford office at the address shown below.

## Directions
From the A16 between Louth and Boston, on reaching the village of West Keal follow the A155 through the village, turning right into Church Lane. The property can be found on the right after 65m.
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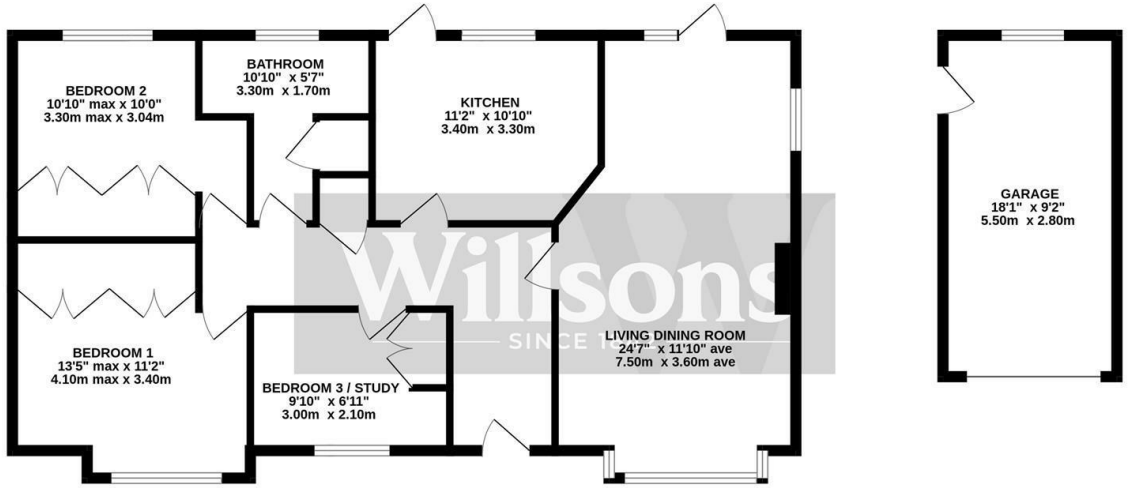








GROUND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**FLOORPLAN** **Not to scale – For identification purposes only**

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**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.