



£350,000

Tyrol, Main Road, West Keal, Spilsby, Lincolnshire, PE23 4BE

NEWTONFALLOWELL



Main Road, West Keal
Spilsby, Lincolnshire, PE23 4BE
£350,000 Freehold

NEWTONFALLOWELL 

It's always a pleasure to bring properties to the market that have never before been offered for sale. Built by the current owners family 'Tyrol' is a particularly special example of this! Positioned the very popular village of West Keal, on the edge of the Lincolnshire Wolds the property enjoys a generously sized plot of roughly 0.5 acres (subject to survey) and far reaching views over neighbouring farmland and countryside.

The property was originally built to specific design and finished to a very high standard. The accommodation briefly comprises of a light and welcoming entrance hall with stairs leading up to the first floor. The main living area follows an open plan feel with a 25ft lounge diner. Dual aspect windows allow light to flood into this otherwise extremely spacious area. With doors leading off the main hallway and dining area the kitchen is positioned towards the rear of the property and overlooks the gardens and from here you can access the garden room and ground floor cloakroom. The ground floor living space is completed by a further room which in the agents opinion could easily be utilised as a fourth bedroom or alternatively, a home office. Upstairs there are three double bedrooms each with storage spaces along with a family bathroom and separate WC.

Outside the property occupies a slightly elevated position from the road frontage and sits towards the centre of its plot providing large garden areas to both the front and the rear. A stoned driveway allows the space to park ample vehicles and leads up to a garage. To the rear of the property the garden is mostly laid to lawn with a range of mature trees and borders.

The village of West Keal is situated just a couple of miles from the market town of Spilsby where a range of local amenities can be found such as shops, pubs, cafes and restaurants.

Call now to arrange your viewing on 01790 755222!



WELCOME TO TYROL

The accommodation in brief comprises:

ENTRANCE HALL

STUDY

14'11" x 9'0" (4.55m x 2.74m)

LOUNGE/DINER

25'6" x 13'10" (7.77m x 4.22m)

KITCHEN

11'11" x 8'11" (3.63m x 2.72m)

GARDEN ROOM

15'3" x 7'5" (4.65m x 2.26m)

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE

13'11" x 13'7" (4.24m x 4.14m)

BEDROOM TWO

10'5" x 7'9" (3.18m x 2.36m)

BEDROOM THREE

15'3" x 9'0" (4.65m x 2.74m)

BATHROOM

8'9" x 7'11" (2.67m x 2.41m)

SEPARATE WC

Ground Floor

Approx. 99.2 sq. metres (1067.4 sq. feet)



First Floor

Approx. 68.8 sq. metres (740.6 sq. feet)










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FALLOWELL





THE PLOT

The property occupies a plot of approximately 0.52 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The current council tax is band D.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

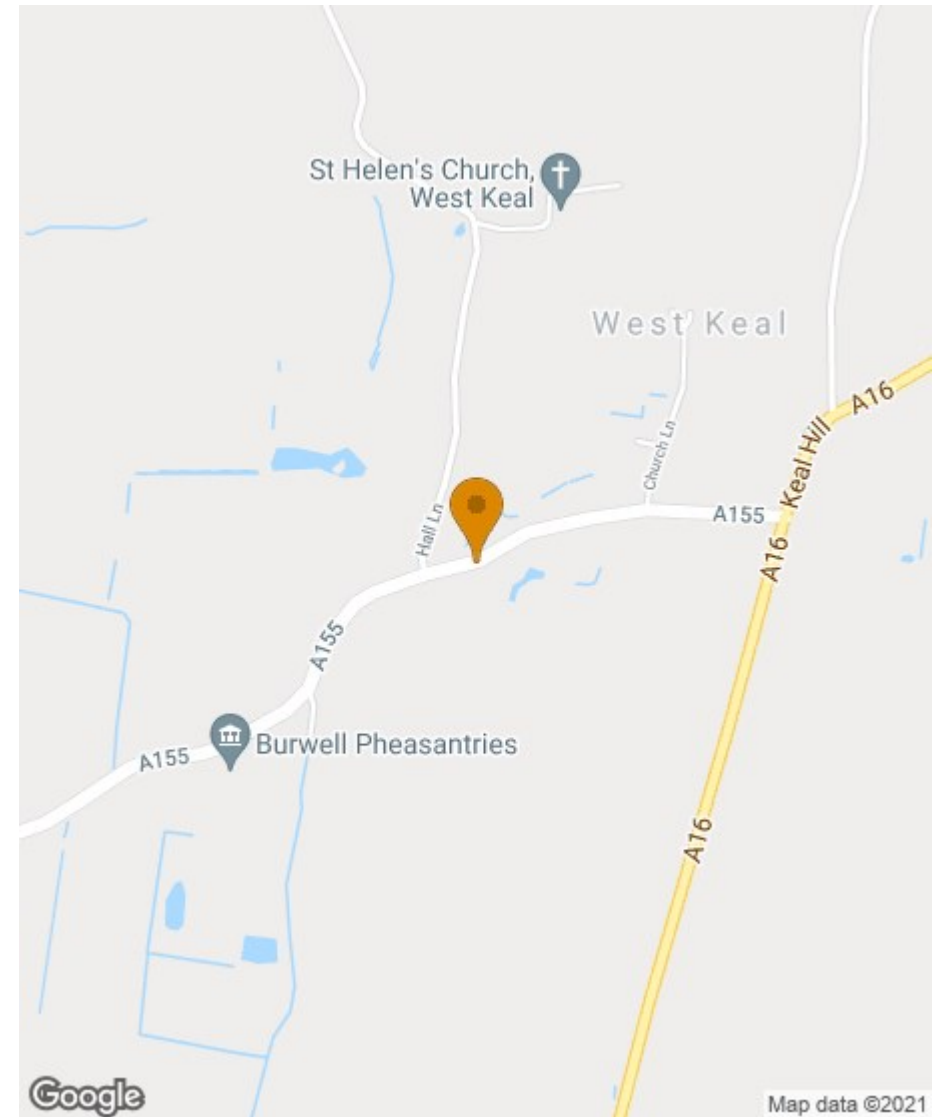
AGENT'S NOTES

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Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.



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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 43 | 72 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |