



**£230,000**

Coletram Cottage, Church Lane, East Keal, Spilsby, Lincolnshire, PE23 4AT

**NEWTON**FALLOWELL



Church Lane, East Keal  
Spilsby, Lincolnshire, PE23 4AT  
£230,000 Freehold

NEWTONFALLOWELL 

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There is certainly more than meets the eye when it comes to this property! A fantastic semi detached three bedroom cottage which offers plenty of living space and a great size garden with a patio area making it the perfect family home. Located in the ever popular village of East Keal the property is set back off the road and approached via a long, private driveway which provides off-road parking and leads to the detached single garage, workshop, woodstore and car port. The gardens are private and secure and offer lots of potential.

Internally the property is entered either via an entrance porch/utility room or directly into the kitchen which is spacious and designed with a traditional yet modern feel. Leading off the kitchen is a dining room with stairs up to the first floor. The ground floor accommodation is completed by a large but cosy lounge. Upstairs there are three generously sized double bedrooms with built-in wardrobes and a family bathroom.

The village of East Keal benefits from a regular bus service and a local shop and is also only a few minutes drive from the market town of Spilsby where a range of local amenities can be found.

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## WELCOME TO COLETRAM COTTAGE

The accommodation in brief comprises:

### ENTRANCE PORCH/UTILITY ROOM

10'11" x 4'5" (3.34m x 1.37m)

### DINING ROOM

13'4" x 11'0" (4.07m x 3.36m)

### BREAKFAST KITCHEN

17'11" x 8'2" (5.48m x 2.50m)

### LOUNGE

21'11" x 12'11" (max) (6.70m x 3.95m (max))

### FIRST FLOOR LANDING

### BEDROOM ONE

13'10" x 11'2" (4.22m x 3.41m)

### BEDROOM TWO

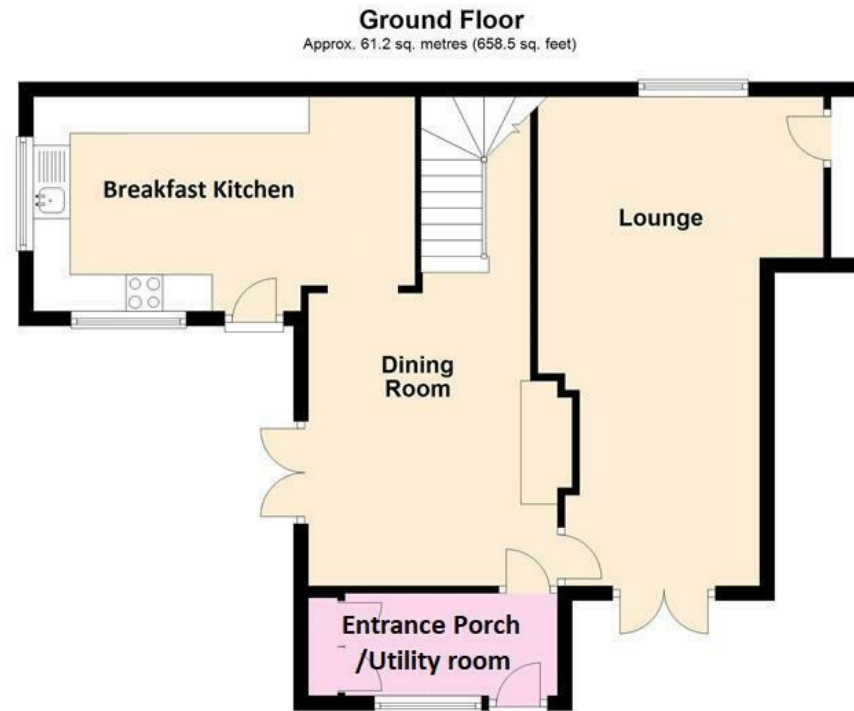
14'1" x 10'0" (4.30m x 3.07m)

### BEDROOM THREE

12'9" x 7'5" (3.91m x 2.28m)

### BATHROOM

11'5" x 5'4" (3.50m x 1.65m)



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Total area: approx. 109.9 sq. metres (1182.5 sq. feet)









  
**NEWTON**  
FALLOWELL



## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler and the property is double glazed. The current council tax is band A.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

## AGENT'S NOTES

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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 0790 755222.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC