



Offers In Excess Of £375,000

Mulberry Lodge, Fen Lane, East Keal, Spilsby, Lincolnshire, PE23 4AY

NEWTONFALLOWELL



Fen Lane, East Keal

Spilsby, Lincolnshire, PE23 4AY

Offers In Excess Of £375,000 - FREEHOLD

Set down a leafy lane in the sought after village of East Keal this detached bungalow occupies a good sized, fully enclosed private plot of approximately 0.36 acre, subject to survey.

The bungalow is well presented and has a welcoming entrance hall and a spacious lounge with a window to the front, wood effect flooring and feature brick built fireplace with woodburner. Double doors lead through to the amazing 22' conservatory which has views over the garden, plenty of radiators for the winter months and air conditioning for the summer months making it the perfect place to relax at any time of the year. An opening takes you through to the kitchen which has a window to the rear and is fitted with a range of base & wall units with integrated appliances.

Off the entrance hall there is a handy utility room which has a door and a window to the rear, work surface and space for appliances and access to a cloakroom. Also from the entrance hall there are three bedrooms, two doubles and a good sized single plus a bathroom which has a freestanding bath, a separate shower enclosure and a hand basin inset to a vanity unit with cupboards under and a WC with concealed cistern.

Outside to the front of the bungalow there is a shaped lawn with borders and slate chipped areas. The property is approached by a gravelled driveway with a variety of mature trees to the right hand side. The driveway leads down the side of the property where there is a five bar gate which opens on to a large gravelled area which provides ample off-road parking and hardstanding. Here you will find a dog kennel, a greenhouse, a poly tunnel and the detached double garage which has been divided into two units each with an electric roller door, light and power. To the rear of the property there is a further shaped lawn, an extensive paved patio and a decked seating area.

Bungalows are in high demand at the moment. We advise a viewing at the earliest opportunity to fully appreciate the size and location of this stunning bungalow. Call 01790 755222 now!



WELCOME TO MULBERRY LODGE

The accommodation in brief comprises:

ENTRANCE HALL

LOUNGE

17'10" x 11'10" (5.45m x 3.62m)

CONSERVATORY

22'0" x 14'9" (6.72m x 4.51m)

KITCHEN

11'10" x 10'5" (3.61m x 3.18m)

UTILITY ROOM

8'6" x 5'9" (2.61m x 1.76m)

CLOAKROOM

BEDROOM ONE

11'10" x 11'10" (3.62m x 3.61m)

BEDROOM TWO

11'10" x 9'6" (3.63m x 2.90m)

BEDROOM THREE

9'3" x 8'9" (2.82m x 2.68m)

BATHROOM

8'6" x 7'10" (2.60m x 2.40m)

DOUBLE GARAGE

Divided into two units comprising:

UNIT ONE

22'11" x 14'1" (7.00m x 4.3m)

UNIT TWO

22'11" x 14'5" (7.00m x 4.4m)

Ground Floor
Approx. 116.8 sq. metres (1256.9 sq. feet)

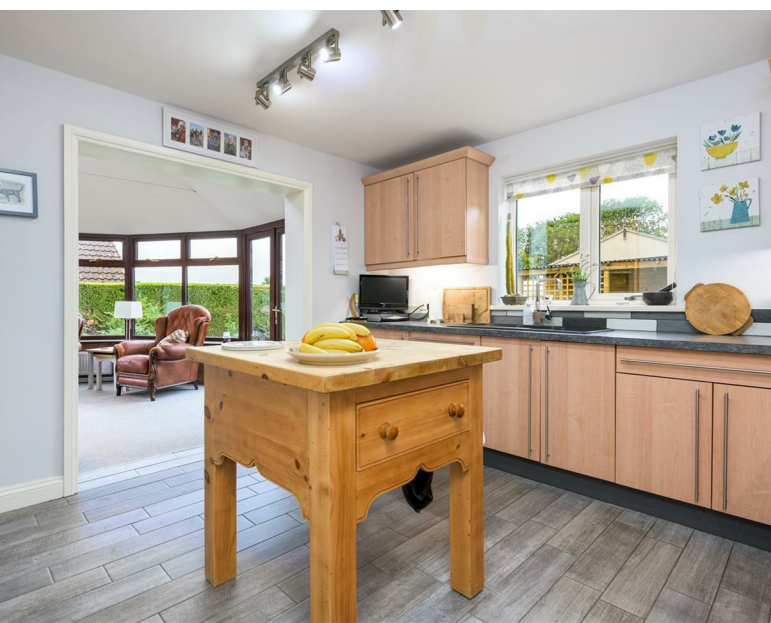


Total area: approx. 116.8 sq. metres (1256.9 sq. feet)



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THE PLOT

The property occupies a plot of approximately 0.36 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 property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler served by radiators and the property is double glazed. There is air conditioning in the conservatory and the current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

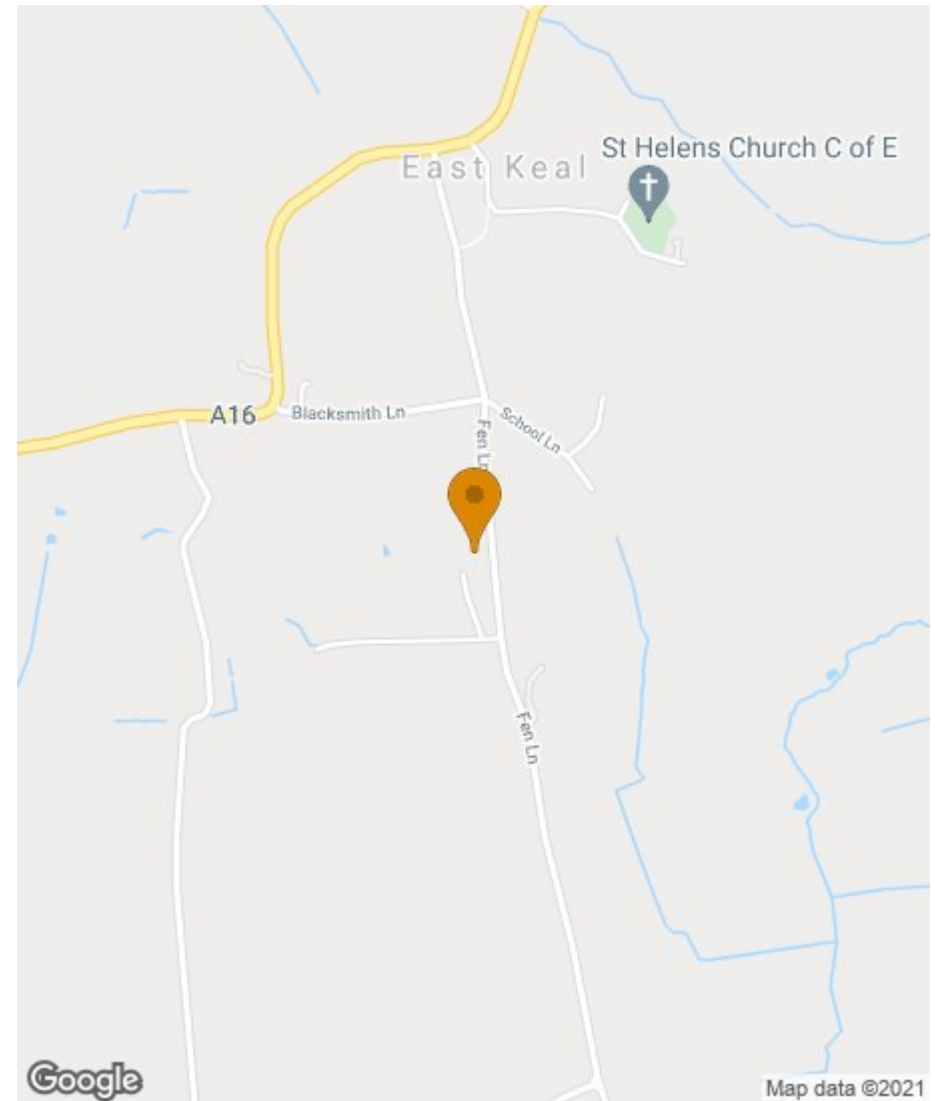
AGENT'S NOTES

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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			82
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	