



Jubilee Cottage, School Lane,
East Keal, Spilsby, Lincs, PE23 4AU



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£350,000 Freehold



Key Features

- No Chain
- Idyllic Countryside Location
- Modern Dormer Style House
- Drive & Double Garage
- Breakfast Kitchen & Utility Room
- Ground Floor Bedroom With En-Suite
- 2 Further En-Suites
- Underfloor Heating to Ground Floor
- Air Source Heat Pump
- EPC Rating B



NO CHAIN. A modern and individual 4 Bedroom Detached Dormer style House with 3 En-Suite Bedrooms situated in an idyllic countryside parish located at the border of the northern edge of the fens and the southern edge of the Lincolnshire Wolds which is an area of outstanding natural beauty. The accommodation comprises Entrance Hall, Cloakroom, beautifully fitted Breakfast Kitchen, Utility, Lounge with bi-fold doors opening onto a paved seating terrace, ground Floor Bedroom with En-Suite. To the first floor is a Master Bedroom with En-Suite Shower Room and Dressing area, a further Bedroom with open plan En-Suite and Balcony and a fourth Bedroom above the Garage. Outside there is a stone chipped driveway proving ample parking, Double Garage, lawned and paved gardens. The property benefits from an air sourced heating system with underfloor heating. Viewing is highly recommended to appreciate the location and presentation. EPC Rating B







ACCOMMODATION

Entrance is on the front elevation via a composite entrance door opening to the:-

ENTRANCE HALL 4.23m x 2.44m (13'11" x 8'0")

With staircase leading to the first floor with glass balustrade, underfloor heating.

CLOAKROOM

With W.C, hand basin, heated towel rail, extractor fan, underfloor heating.

LOUNGE 6.9m x 4.1m (22'7" x 13'6")

With pvc windows to the front and side elevations, bifold doors opening on the rear patio seating area, underfloor heating.

BREAKFAST KITCHEN 4.93m x 4.59m (16'2" x 15'1")

Beautifully fitted with a modern range of shaker style base units, wood effect worksurfaces with matching upstands, inset 1 1/2 bowl ceramic sink unit with mixer tap over, integrated dishwasher, induction hob with extractor hood above, a bank of tall units house an built in oven and integrated fridge freezer, central island unit with cupboards under and breakfast bar seating area, underfloor heating.

UTILITY ROOM 3.63m x 2.29m (11'11" x 7'6")

With cupboards and worksurfaces to match the kitchen, 1 1/2 bowl sink unit, space and plumbing for washing machine, pvc window and pvc door to the rear elevation, underfloor heating, 2nd staircase to the 3rd Bedroom.

BEDROOM 4 2.84m x 2.44m (9'4" x 8'0")

With pvc window to the rear elevation, recessed shelving unit, underfloor heating, door to:-

EN-SUITE SHOWER ROOM 2.03m x 1.16m (6'8" x 3'10")

Fitted with a shower enclosure with direct shower, mermaid boarding and glass sliding door, vanity unit with hand basin, W.C with concealed cistern, extractor fan, heated towel radiator, underfloor heating.



1ST FLOOR LANDING

With pvc dormer window to the front elevation.

BEDROOM 1 4.4m x 3.19m (14'5" x 10'6")

With pvc dormer window to the front elevation, radiator, access to eaves roof space, further remote operated electronic pvc skylight window with fitted blinds and DRESSING AREA with hanging rails and shelving. Door to:-

EN-SUITE SHOWER ROOM 2.56m x 1.68m (8'5" x 5'6")

With a walk in shower enclosure with glass screen, direct shower and mermaid boarding, pedestal hand basin, W.C, extractor fan and pvc skylight window.

BEDROOM 2 WITH EN-SUITE 4.4m x 4.14m (14'5" x 13'7")

With pvc dormer window to the front elevation, pvc skylight window to the rear elevation with fitted blind, radiator, freestanding bath on claw feet with mixer tap and hand shower attachment, a range of built in furniture with inset sink unit and W.C with concealed cistern, traditional style towel radiator, pvc french doors opening onto a:-

BALCONY

Of oak construction with composite decking and metal railings and with beautiful countryside views.

BEDROOM 3 5.98m x 3.91m (19'7" x 12'10")

Accessed via a 2nd staircase via the Utility Room. With pvc window to the side elevation plus two further remote operated electronic pvc skylight windows with fitted blinds, radiator.





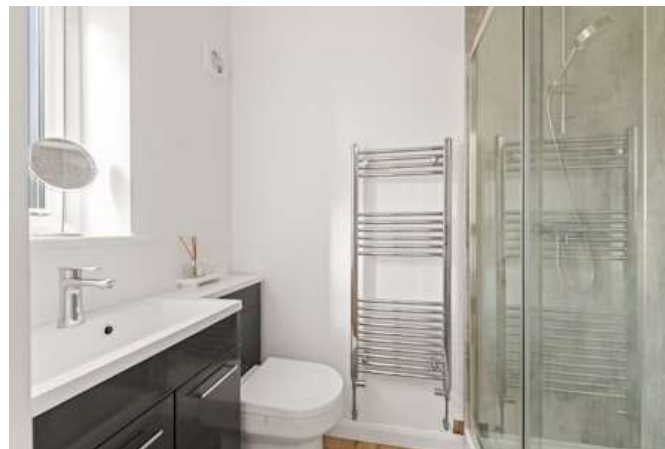
OUTSIDE

The property is approached over a stone chipped drive providing ample parking for approx 4 vehicles and leading to the:

DOUBLE GARAGE 5.94m x 6.05m (19'6" x 19'10")

With 2 electric roller shutter doors, light and power connected.

Either side of the drive are lawned gardens and a path leads around to the side of the property where there is an extensive paved patio seating area with raised planters. The patio extends around to the rear of the property.



TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air sourced heat pump. Underfloor heating is installed to the ground floor with radiators to the first floor.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Spilsby

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band D - 2025/26 - £2,148.87

AGENTS NOTES

Under the terms of the Estate Agency Act we advise that the vendor is an employee of Newton Fallowell Estate Agents.

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

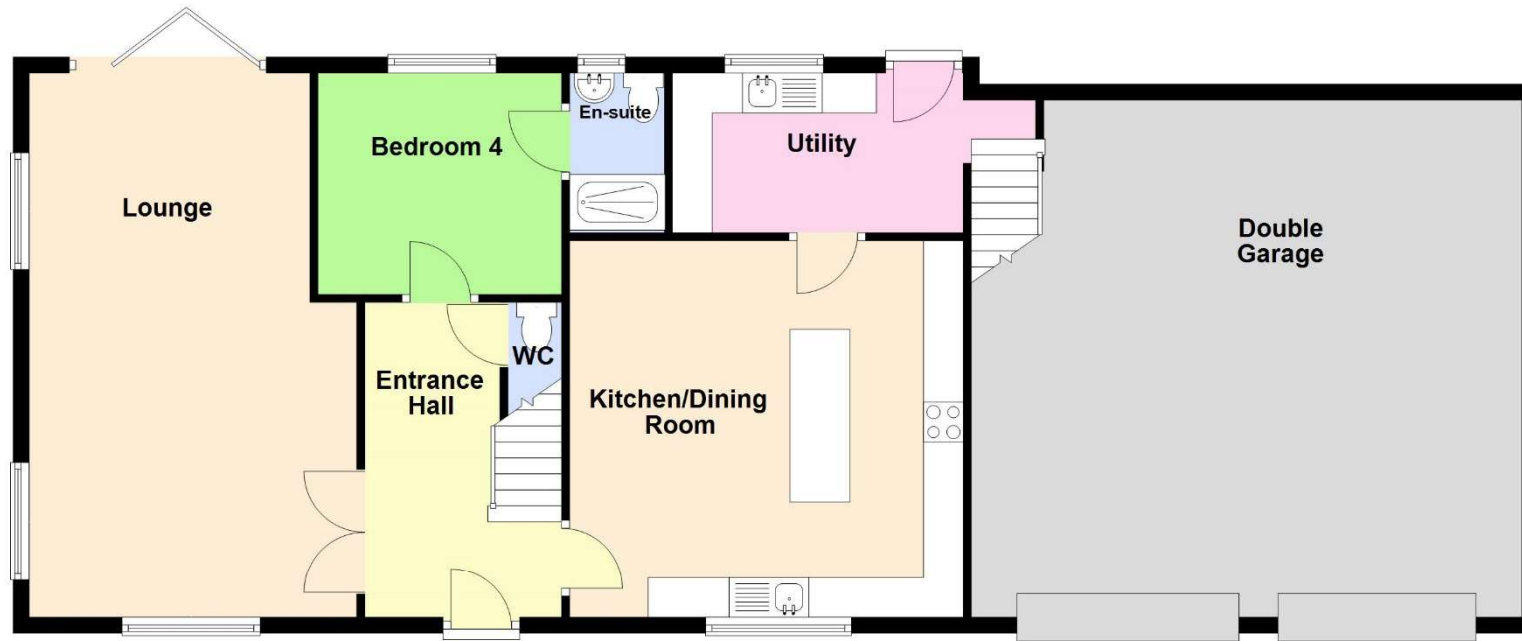






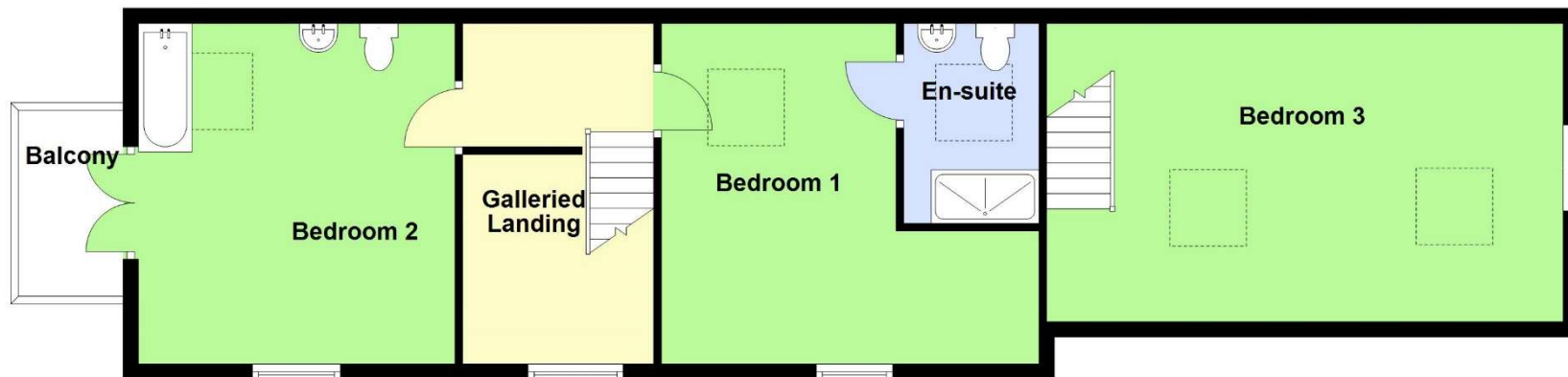
Ground Floor

Approx. 128.1 sq. metres (1378.5 sq. feet)



First Floor

Approx. 79.0 sq. metres (850.8 sq. feet)



Total area: approx. 207.1 sq. metres (2229.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		