



**Hill Side Marden Hill, East Keal Spilsby PE23 4BF**



**welcome to**

**Hill Side Marden Hill, East Keal Spilsby**

\*\*\*MUST BE VIEWED. THREE ACRES & LOCATED IN THE LINCOLNSHIRE WOLDS, AN AREA OF OUTSTANDING NATURAL BEAUTY \*\*\* Lounge with wood burner, SUN ROOM and kitchen diner. MASTER SUITE WITH WALK-IN WARDROBE AND EN-SUITE, downstairs WC and guest accommodation upstairs. Ample parking and DETACHED DOUBLE GARAGE



### Entrance Porch

3' 9" x 6' 1" ( 1.14m x 1.85m )

Having tiled floor and French doors to:

### Entrance Hall

11' 9" x 9' 11" ( 3.58m x 3.02m )

Having stairs to first floor, small study area, door to both downstairs bedrooms, lounge, kitchen and to:

### Wc

4' 2" x 6' 7" ( 1.27m x 2.01m )

Comprising two piece suite of WC and sink. Tiled floor

### Kitchen

15' 5" x 12' 7" ( 4.70m x 3.84m )

Having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink. Integrated electric oven, grill, four ring ceramic hob with stainless steel extractor over, dishwasher and washing machine. Space for fridge freezer and double doors to sun room

### Lounge

11' 11" x 16' 1" ( 3.63m x 4.90m )

Feature brick fireplace with inset wood burner, tiled hearth and solid wood mantle. Double doors and steps to:

### Sun Room

15' 5" x 10' 2" ( 4.70m x 3.10m )

French doors to garden and patio seating area

### Rear Entrance Utility

7' 6" x 8' 10" ( 2.29m x 2.69m )

Having access door from the driveway, space for washing machine and door leading to master suite

### Bedroom One

10' 11" x 10' ( 3.33m x 3.05m )

Door to:

### Walk-In Wardrobe

6' 2" x 3' 9" ( 1.88m x 1.14m )

With hanging space, shelving and tiled floor. Door to:

### En-Suite

7' 8" x 4' 7" ( 2.34m x 1.40m )

Comprising three piece suite of WC, pedestal sink and shower cubicle with thermostatic shower. Tiled floor and heated towel rail

### Bedroom Two

11' 1" x 8' 9" ( 3.38m x 2.67m )

Built-in storage area with shelving

### First Floor

#### Guest Bedroom

14' 8" max x 11' 8" max ( 4.47m max x 3.56m max )

Built-in wardrobe area with access to roof space and built-in cupboards housing the air source heating and solar panel controls with battery storage

#### Guest Bathroom

10' 4" x 8' 11" ( 3.15m x 2.72m )

Comprising four piece suite of WC, inset sink, bath and shower cubicle with electric shower. Tiled floor

### Outside

#### Double Garage

Having electric roller door, power and lighting. Inside tap and side access door

#### Craft Room

An ideal space to be used as a craft room or home office. Having water, power and lighting as well as additional garden tool storage, this detached outbuilding offers fantastic views over the Lincolnshire Wolds

### Gardens

The property is approached by a gravel driveway providing ample off road parking and giving access to a detached double garage. The driveway climbs up to the property where there is additional parking for at least two more cars. The formal gardens are to both sides of the property and in the majority laid to lawn. To the left hand side there is a vegetable plot and established fruit trees, and to the right hand side a lawn with mature shrubs and plants that can be

enjoyed from the sun room or the patio seating area directly outside. Another driveway can be found to the front of the property providing parking for at least two more cars and having two sets of pedestrian steps leading up to the front porch. The rear garden is the largest area of the three and includes a large paddock with a small mature stocked lake, as well as a further paddock behind with a wide range of established woodland trees with grass paths throughout.

### Agents Note

The property is served by air source heat pump central heating and has 12 solar panels two sets of 6 panels, one set facing east and one set facing west, with battery back-up, that are owned outright



***view this property online*** [williamhbrown.co.uk/Property/BWB112672](http://williamhbrown.co.uk/Property/BWB112672)



**welcome to**

## **Hill Side Marden Hill, East Keal Spilsby**

- THREE DOUBLE BEDROOM DORMER STYLE PROPERTY
- LOUNGE WITH LOG BURNER & SUN ROOM EXTENSION
- EN-SUITE SHOWER ROOM, GUEST BATHROOM & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- MATURE PLOT EXTENDING TO APPROXIMATELY THREE ACRES

Tenure: Freehold EPC Rating: C

guide price

\*\*\*\*\*



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWB112672](https://www.williamhbrown.co.uk/Property/BWB112672)



Property Ref:  
BWB112672 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01205 351010**



[Boston@williamhbrown.co.uk](mailto:Boston@williamhbrown.co.uk)



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**