



**Lavender Lodge Main Road, Keal Cotes Spilsby PE23 4AG**

**welcome to**

**Lavender Lodge Main Road, Keal Cotes Spilsby**

Stunning FOUR DOUBLE BEDROOM detached bungalow, great location at the FOOT OF THE LINCOLNSHIRE WOLDS. Large lounge, OPEN PLAN with kitchen diner plus separate utility. THREE EN-SUITES & ADDITIONAL WC. Ample off road parking, INTEGRAL DOUBLE GARAGE & plot extending to approx 1.3 acres





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### Entrance Hall

### Kitchen Diner

16' 5" x 20' 11" ( 5.00m x 6.38m )

### Lounge

23' 2" x 21' 9" ( 7.06m x 6.63m )

### Utility

6' 4" x 18' 4" ( 1.93m x 5.59m )

### Wc

5' 2" x 3' 10" ( 1.57m x 1.17m )

### Bedroom One

14' 9" x 17' 10" ( 4.50m x 5.44m )

### Walk-In Wardrobe

7' 2" x 7' 6" ( 2.18m x 2.29m )

### En-Suite

7' 1" x 7' 6" ( 2.16m x 2.29m )

### Bedroom Two

10' 4" x 14' 7" ( 3.15m x 4.45m )

### En-Suite

6' 6" x 8' 4" ( 1.98m x 2.54m )

### Bedroom Three

10' 9" x 14' 7" ( 3.28m x 4.45m )

### En-Suite

6' 2" x 6' 6" ( 1.88m x 1.98m )

### Bedroom Four

8' 11" x 12' 5" ( 2.72m x 3.78m )

### Outside

### Integral Double Garage

18' 4" x 17' 8" ( 5.59m x 5.38m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Lavender Lodge Main Road, Keal Cotes Spilsby

- STUNNING FOUR DOUBLE BEDROOM DETACHED BUNGALOW
- LARGE LOUNGE, KITCHEN DINER & UTILITY
- THREE EN-SUITES & ADDITIONAL WC
- AMPLE OFF ROAD PARKING & INTEGRAL DOUBLE GARAGE
- PLOT OF APPROXIMATELY 1.3 ACRES LAID TO WELL MAINTAINED GARDENS/PADDOCK

Tenure: Freehold EPC Rating: C

# £600,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWB115327](https://www.williamhbrown.co.uk/Property/BWB115327)



Property Ref:  
BWB115327 - 0002

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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



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



**williamhbrown.co.uk**