



**Silver Cloud Main Road, East Keal Spilsby PE23 4BA**

**welcome to**

## **Silver Cloud Main Road, East Keal Spilsby**

\*\*\*NO CHAIN\*\*\*

3 BEDROOM DETACHED BUNGALOW WITH DRIVEWAY, GARAGE AND GARDEN ... IN ORDER TO ARRANGE A VIEWING, PLEASE CONTACT THE BRANCH ON 01754 768311

### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly

### **Entrance**

Entrance door leads into the hallway which has two radiators, two storage cupboards, access to loft area and doors leading into the following rooms:

### **Lounge**

19' 11" Max x 12' 10" Max ( 6.07m Max x 3.91m Max )  
Has a large picture window to the front and side elevation, two radiators and TV aerial point.

### **Kitchen**

12' 9" x 9' 11" ( 3.89m x 3.02m )  
Comprising of wall, base and drawer units with worktop space over, tiled floors, space and plumbing for a washing machine, sink, oil fired boiler, window to the front and door to the side and open access into the dining room.

### **Dining Room**

11' 10" x 9' 11" ( 3.61m x 3.02m )  
Has a window to the side, radiator, tiled flooring and TV aerial point.

### **Wc/Cloakroom**

4' 1" x 6' 9" ( 1.24m x 2.06m )  
Has a WC, hand wash basin, tiled walls and floors and opaque window

### **Bedroom 1**

11' 10" x 8' 11" ( 3.61m x 2.72m )  
Has a window, radiator, built in wardrobe and TV aerial point.

### **Bedroom 2**

11' 11" x 10' 10" ( 3.63m x 3.30m )  
Has a window, radiator, built in wardrobe and TV aerial point.

### **Bedroom 3**

9' 11" x 9' 2" ( 3.02m x 2.79m )  
Has a window and radiator and built in wardrobe

### **Bathroom**

7' 10" x 10' ( 2.39m x 3.05m )  
A good sized bathroom comprising of a walk in shower, separate bath, WC, hand wash basin, tiled walls and floors, heated towel rail and an opaque window.

### **External**

Externally the property benefits from lawed area to the front and side with mature shrubs and a good sized driveway which leads to the garage. The rear is mainly patio area with stunning field views

### **Garage**

16' x 11' ( 4.88m x 3.35m )  
Has an up and over





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## Silver Cloud Main Road, East Keal Spilsby

- DETACHED BUNGALOW
- 3 BEDROOMS
- SEPARATE DINING ROOM
- DRIVEWAY & GARAGE
- STUNNING FIELD VIEWS AT THE REAR

Tenure: Freehold EPC Rating: D

**£280,000**

### directions to this property:

See Multi-Map Illustration



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)

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Property Ref:  
SKG108674 - 0003

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



**01754 768311**



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



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



[williamhbrown.co.uk](http://williamhbrown.co.uk)