



**BRITISH  
PROPERTY  
AWARDS**

**2023**



**GOLD WINNER**

ESTATE AGENT  
IN HORNCASTLE



**Gold Trusted  
Service Award**

**2023**

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**BEST**

ESTATE AGENT GUIDE  
2023 : EXCEPTIONAL

**SALES**



**6 Fen Road**

East Kirkby, Spilsby, Lincolnshire. PE23 4DB



## 6 Fen Road, East Kirkby

A detached two bedroom bungalow with spacious living/dining room and conservatory, plus breakfast kitchen and shower room. Recently re-decorated with new carpets fitted, the property occupies an attractive location in the village of East Kirkby.

With low maintenance front garden, spacious rear garden laid to lawn with a range of established flowers and shrubs, the property benefits from a detached garage plus driveway parking.



### ACCOMMODATION

**Entrance Hallway** with uPVC obscure double glazed front entrance door, built in cloaks cupboard, carpeted floor, radiator, and ceiling light. Door to:

**Living / Dining Room** having uPVC double glazed windows to front and side aspects; carpeted floor, radiators, TV point, ceiling light and power points. Doors to hallway and to:

**Breakfast Kitchen** having uPVC double glazed window and obscure patio door to side aspect; a good range of units to base and wall levels, aluminium sink and drainer inset to roll edge worktop with space and connections for under counter washing machine, upright fridge freezer, electrolux oven and grill, four ring induction hob beneath extractor canopy. Tiled floor, radiator, ceiling light and power points.

**Hallway** with loft access hatch and ceiling light. Doors to bedrooms and shower room.

**Bedroom** having uPVC double glazed window to rear aspect; built in storage space, radiator, ceiling light and power point.





**Bedroom** with uPVC double glazed window to rear aspect; radiator, ceiling light and power points. uPVC double glazed French doors to:

**Conservatory** having uPVC double glazed windows on dwarf brick wall to side and rear, French doors to rear and polycarbonate roof; tiled floor, radiator, TV point and power points.

**Shower Room** having uPVC obscure double glazed window to side aspect; walk in shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Vinyl floor, tiles to walls, radiator and ceiling light.

## **OUTSIDE**

Approached from the road via a tarmac driveway, through vehicle gates and up concreted parking spaces to the **Single Garage** with up and over door to the front, uPVC personnel door, light and power.

The front garden is laid to stone chippings with picket fence to the front, an established yew tree and paved path running across the front of the property. To the side stands the oil fired Boiler beside the tank with useful secluded storage space on hard standing.

The rear garden is laid to lawn with a range of well maintained borders brimming with established flowers and shrubs. Leading off the conservatory is a paved patio with further concreted space beyond, and leading to the personnel door into the garage. The boundaries are contained by mixed fencing.

**East Lindsey District Council – Tax band: B**

**ENERGY PERFORMANCE RATING: C**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY

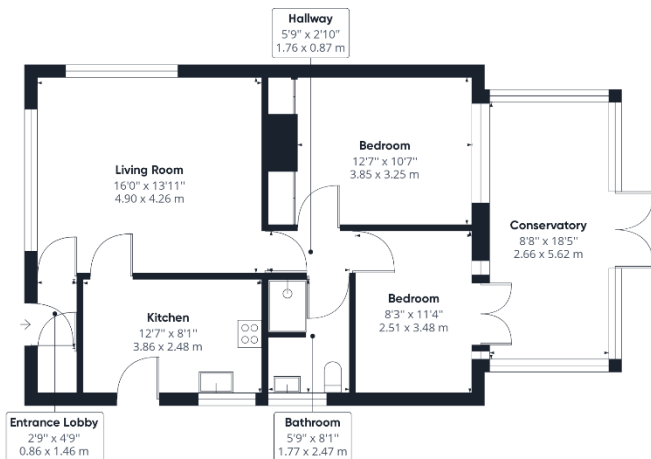
Tel: 01507 522222

Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);

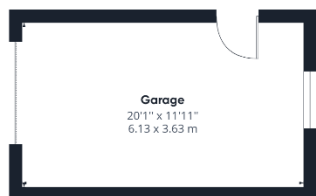
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Brochure prepared 11.9.2023





Ground Floor Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

1107.21 ft<sup>2</sup>

102.86 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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