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# Coletram Cottage

Church Lane, East Keal, Spilsby, Lincolnshire. PE23 4AT



## Coletram Cottage, Church Lane, East Keal



Coletram Cottage is a three-bedroom semi-detached Victorian property, occupying a private position with generous garden and offering well-maintained cottage style accommodation. With large living room, kitchen and dining room to the ground floor - alongside boot room and laundry room to the front; three bedrooms and bathroom to the first floor provide versatile spaces; perfect for family living.

Single garage and a generous store sit alongside covered the seating space; looking out across the landscaped lawn with mature flowerbeds and driveway suitable for multiple vehicles.

### ACCOMMODATION

**Boot Room** with uPVC main entrance door and double-glazed window to front aspect; wood effect flooring, ceiling light and power points. Wood windowed door to dining room and door to:

**Utility** with uPVC obscure double-glazed window to front aspect; space and connections for washing machine and dryer, floor standing oil fired Worcester boiler, wood effect flooring, wash hand basin, low level WC and ceiling light.

**Dining Room** having uPVC double glazed French doors to side aspect; double-fronted multi fuel stove on tiled hearth with oak mantel, carpeted stairs with spindle and balustrade to first floor, Wood effect flooring, radiator, ceiling light and power points. Wood windowed door to living room and open doorway to:

**Kitchen** having uPVC double glazed windows to front and side aspects, obscure door to front; an excellent range of modern kitchen units to base and wall levels, plus full height cupboard, 1 ½ bowl composite sink and drainer inset to square edge worktop with space and connections for under counter dishwasher, upright American style fridge freezer, Kenwood 'range' cooker and hob beneath





extractor canopy. Wood effect flooring, loft access hatch, column radiator, ceiling lights and power points.

**Living Room** having uPVC double glazed patio door, full height window to front and window to rear aspect; double-fronted multi fuel stove on tiled hearth with oak mantel, wood effect flooring, radiator, TV point, ceiling lights and power points. Door to side storage space

**First Floor -Landing** with uPVC obscure double-glazed window to rear aspect, built in storage space, carpeted floor, ceiling light. Doors to bedrooms and bathroom.

**Bedroom** with uPVC double glazed window to rear aspect; built in storage and open shelving space, carpeted floor, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed window to front aspect; exposed brick chimney column, loft access hatch, built in storage space, carpeted floor, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed window to front aspect; built in storage space, carpeted floor, radiator, ceiling light and power points.

**Family Bathroom** having uPVC obscure double-glazed window to side aspect; panel bath with Aqualisa electric shower over; tiled surround, pedestal wash hand basin and low-level WC. Vinyl flooring, tiles to half height to walls. Radiator and ceiling light.

## OUTSIDE

The property is approached from Church Lane over a gravel driveway, continuing up the front to provide ample off-road parking for multiple vehicles and access to the **Single Garage**.

Adjacent to the garage is the **workshop**; log store and pergola covered patio seating area with trellis surround; from which is entered the large shed with single glazed windows to rear.

With paved patio seating space leading off the front of the property, the garden is predominantly laid to lawn with a range of beautiful, established flowerbeds and trees. The boundaries are contained by mixed hedging to complete this private south-facing space.



## East Lindsey District Council – Tax band: B

### ENERGY PERFORMANCE RATING:

**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

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