



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Gold Trusted
Service Award

2023

feefo



25 Main Road
East Kirkby, Spilsby, Lincolnshire. PE23 4BY

BELL

25 Main Road, East Kirkby Spilsby

25 Main Road is a detached three bedroom bungalow, set back from the road with lawned gardens to front and rear, providing attractive family accommodation to this popular village.

Flexible to suit a range of requirements, the property provides up to three bedroom spaces, living room, breakfast kitchen and versatile garden room / dining room with utility store space. The rear garden is laid to lawn with timber decked seating space leading off the garden room. The property is complete with ample driveway parking for multiple vehicles, single garage and lawned space to the front.

ACCOMMODATION

Entrance Porch with uPVC double glazed entrance door, uPVC double glazed windows to front and side aspects; tiled floor and ceiling light. uPVC obscure double glazed door to:

Hallway having built in storage and airing cupboard, wood effect flooring, loft access hatch, ceiling lights and power points. Doors to accommodation including:

Lounge having uPVC double glazed window to front, high level windows to side aspect; log burning stove inset to tiled surround with oak mantle, wood effect flooring, radiator, TV point, wall and ceiling lights and power points.

Breakfast Kitchen having uPVC double glazed window to rear, high level window to side aspect; an excellent range of storage units to base and wall levels plus full height pantry cupboard, 1 ½ bowl sink and drainer inset to roll edge worktop with space and connections for under counter washing machine, Hotpoint oven and grill, candy four ring induction hob beneath extractor canopy. Breakfast bar, radiator, wood effect flooring, ceiling lights and power points,





Garden Room having uPVC double glazed sliding doors to side, windows to sides and rear aspects; tiled floor, radiator, ceiling lights and power points. Open to:

Utility Store with tiled floor, space and connection for American style fridge freezer, ceiling light and power points.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom having uPVC double glazed window to rear aspect; mirror fronted wardrobe space, carpeted floor, radiator, ceiling light and power points.

Bathroom having uPVC obscure double glazed window to rear aspect; panel bath with shower over, tiled surround, pedestal wash hand basin and low level WC. Tile effect flooring, radiator and ceiling light.

Master Bedroom having uPVC double glazed window to front aspect; carpeted floor, built in wardrobe space with mirror fronted sliding doors, radiator, ceiling light and power points. Folding wood door to:

En-suite Shower Room comprising shower cubicle with board surround, monsoon and regular head over, wash hand basin and low level WC. Tile effect flooring and ceiling light.

OUTSIDE

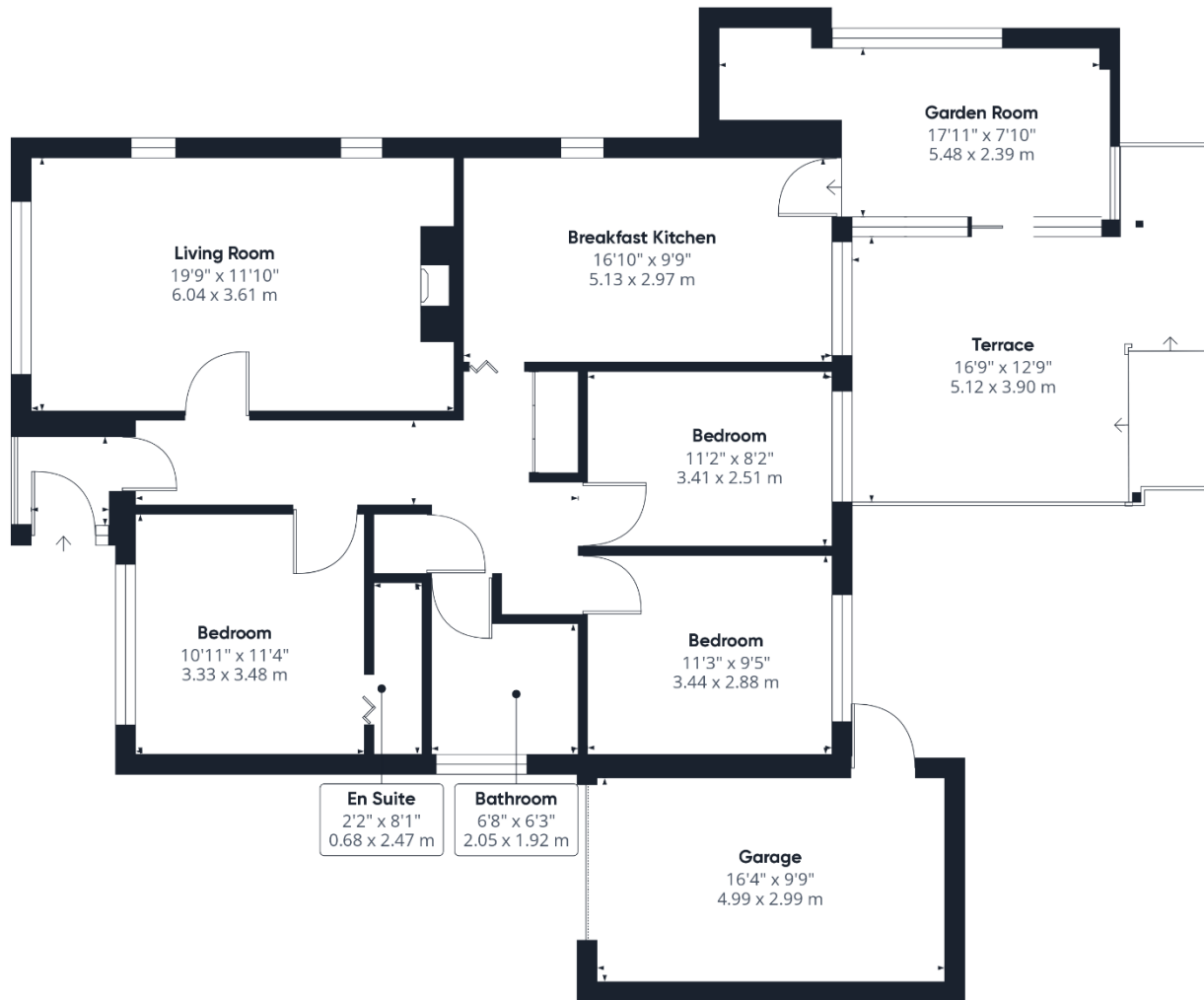
The property is approached to the front through vehicular gates, with concrete driveway, parking and turnaround space continuing beneath the car port and to the **Garage** with up and over door to front, light and power points, personnel door to side.

The front garden is laid to lawn, contained by hedging, to the side stands a gravel storage area; with wide gate opening to the front lawn.

The rear garden is laid to lawn with artificial grass; timber decked seating space leading off the property with timber pergola. Mature hedging contains the side and rear, with timber fencing to the opposite side. The garden enjoys a southerly aspect and private position.

East Lindsey District Council – Tax band: C





ENERGY PERFORMANCE RATING: D Oil fired central heating

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...

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