



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

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**Meadowvale**

Blacksmiths Lane, East Keal, Spilsby. PE23 4AZ

**BELL**





## Meadowvale, East Keal Spilsby

A spacious three-bedroom bungalow, set to an elevated position in the popular village of East Keal. With gardens to the front and rear, driveway and garage parking; the property provides well-proportioned accommodation with living room, dining room, conservatory and kitchen flowing across the rear; alongside a useful utility.

Within three miles of the range of services and amenities available in the market town of Spilsby, and with a post office on hand in the village, the property occupies a quiet position away from the main road.

### ACCOMMODATION

**Hallway** having uPVC double glazed obscure front entrance door with matching side panel, built in storage space, carpeted floor, loft access hatch, electric heater, ceiling lights and power points. Doors to accommodation including:

**Master Bedroom** having uPVC double glazed leaded bay window to front aspect; built in wardrobes and further bedroom furniture, carpeted floor, electric heater, wall lights and power points.

**Bedroom 2** having uPVC double glazed window to side aspect; built in mirror fronted wardrobe storage space, carpeted floor, electric heater, ceiling light and power points.

**Bedroom 3** with uPVC double glazed window to side aspect; carpeted floor, electric heater, ceiling light and power points.

**Living Room** having uPVC double glazed window to rear aspect; exposed brick fireplace with tiled stand, open arch to shelving and TV stand, carpeted floor, electric heater, wall and ceiling lights and power points. Wood single glazed folding doors with coloured glass decoration to dining room and uPVC double glazed sliding doors to:







**Conservatory** having uPVC double glazed windows to sides and rear, French doors to rear, pitched polycarbonate roof and tiled flooring.

**Dining Room** with uPVC double glazed window to rear aspect; exposed brick finish to walls with wall lights, carpeted floor, electric heater and power points. Open archway to:

**Kitchen** having uPVC double glazed window to side aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop. Hotpoint double oven, four ring hob beneath extractor canopy. Electric heater, ceiling lights and power points. Door to:

**Utility** with wood double glazed obscure door and uPVC double glazed window to side aspect; storage units to wall level, roll edge worktop with space and connections beneath for washing machine and fridge; further space and connections for upright fridge-freezer. Tiled flooring, ceiling light and power points. Wood double doors to built in storage space.

**Family Bathroom** having uPVC double glazed obscure window to side aspect; panel bath with tiled surround, shower cubicle with electric shower over to tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, heated towel rail and ceiling light.

#### OUTSIDE

The property is elevated from the road, with driveway providing off road parking and access to the **Single Garage** with up and over door; light, power and personnel door to the side.

The front garden, with brick edge containment, is laid to lawn with a range of established flowers and shrubs. Pathways lead through gates to the sides, ensuring a child and pet friendly secure rear space. With further plants throughout, the sides provide useful storage space, while the rear is set to lawned and paved patio areas, either side of the conservatory. Thick hedging contains the rear.

**ENERGY PERFORMANCE RATING:** tbc

**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.

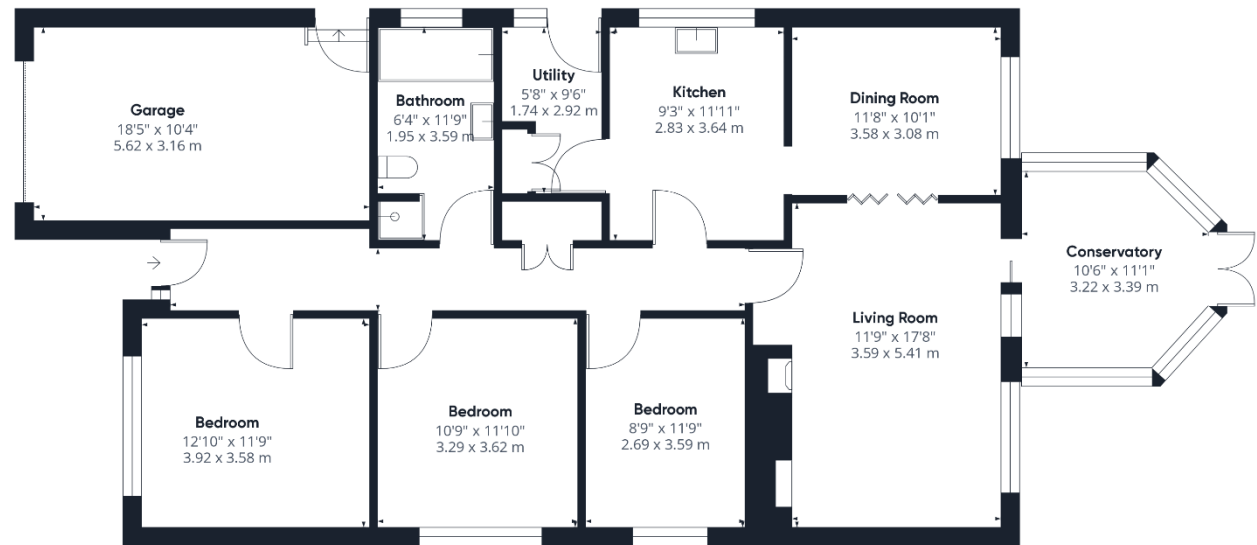
**VIEWING:** By arrangement with the agent's Horncastle Office  
Old Bank Chambers, Horncastle. LN9 5HY.  
Tel: 01507 522222;  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);  
Website: <http://www.robert-bell.org> Brochure prepared 2.9.2024







East Lindsey District Council – Tax band: C



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Old Bank Chambers, Horncastle. LN9 5HY  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

