



BRITISH
PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



1 School Lane
East Keal, Spilsby, Lincolnshire. PE23 4AN

BELL



1 School Lane

East Keal, Spilsby

School Lane is an excellent three-bedroom bungalow, providing immaculate modern accommodation in a quiet, no-through road location. Modernised and improved by the current vendors, with new flooring throughout, and benefitting from South-facing, battery storage, solar panels, the property provides a generous, dual-aspect living room, alongside breakfast kitchen and utility.

With attractive, well-maintained gardens to the front and rear, 1 School Lane enjoys off road driveway parking and a single garage.

ACCOMMODATION

Hallway having uPVC double glazed front entrance door with matching side panel, built in airing cupboard housing the hot water cylinder, carpeted floor, radiator, loft access hatch, ceiling lights and power points.

Bedroom 3/Office with uPVC double glazed window to front aspect, carpeted floor, radiator, ceiling light and power points.

Living Room with uPVC double glazed windows to front and side aspects, carpeted floor, radiator, TV point, fibre internet connection and power points.

Breakfast Kitchen having uPVC double glazed window to side aspect, a good range of storage units to base levels and full height cupboard, Franke sink and drainer set into oak worktops, Miele double oven, induction hob, Miele dishwasher, Neff built in fridge. Tile effect flooring, radiator, ceiling light and power points.

Utility having uPVC double glazed windows to rear, door to rear garden, full height storage cupboards to base and wall levels, Butlers' sink set into square edge oak worktops with space and connections for washing machine, dryer, upright fridge-freezer. Floor standing Worcester Greenstar oil fired boiler, tile effect flooring, radiator and power points.

Shower Room having uPVC double glazed obscure window to rear aspect walk in shower cubicle with tiled floor. Low level WC and pedestal wash hand basin, tiled flooring and walls, radiator, shaver socket and ceiling light.





Cloakroom with uPVC double glazed obscure window to rear aspect, tile effect flooring, low level WC and ceiling light.

Bedroom 2 with uPVC double glazed window to rear aspect, carpeted floor, radiator, ceiling light and power points.

Bedroom 1 with uPVC double glazed window to front aspect, carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front, via a concrete driveway providing off road parking for three cars and access to the **Single Garage** with up and over door, light and power.

The front garden is predominately laid to lawn with an enviable array of mature, flowers and shrubs set to the borders and a central flower bed, the property being set up from the road. With a gravelled seating space to one corner, the perimeter path continues around the side of the property and to the vegetable garden, with greenhouse.

The rear garden is partly laid to lawn, with paved and gravelled spaces perfect for potted plants and a further patio seating area. Low level sleeper style fence to the rear of the garden, with views over the neighbouring pasture/grassland. Further mature flowerbeds colour the rear space with screen the oil tank. Wooden **garden shed** standing on concrete plinth.

THE AREA

The property is located in the popular Wolds-edge village of East Keal, which has a useful post office and convenience store. The market town of Spilsby is two miles away and is home to a full range of services and amenities. East Keal enjoys public transport links to Spilsby, and on to the coast, and the City of Lincoln.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: D

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...

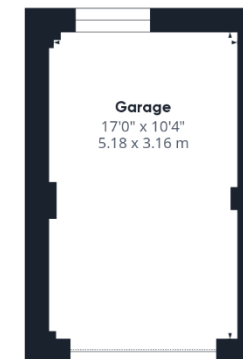
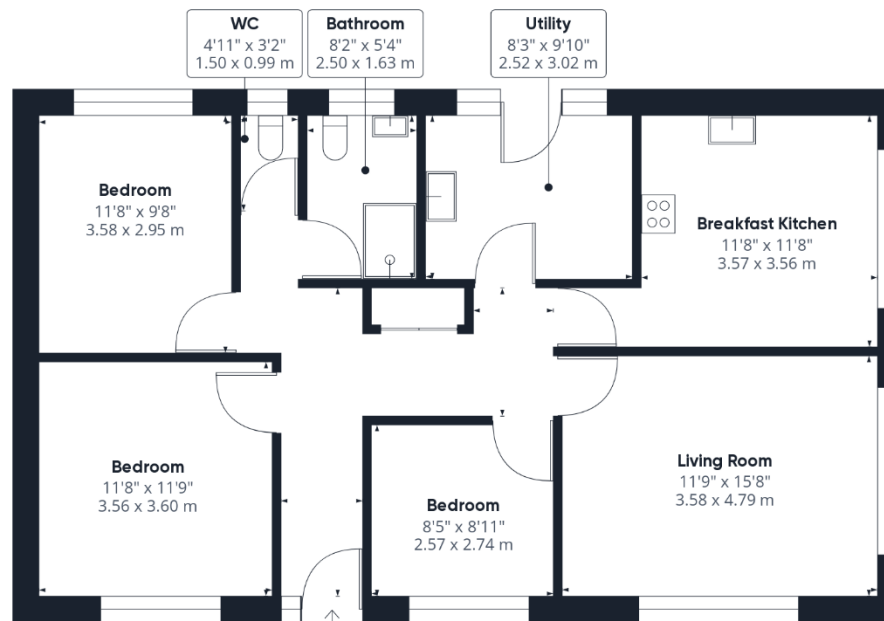
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Approximate total area⁽¹⁾

1143.13 ft²
106.2 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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DISCLAIMER

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