



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Rose Cottage

33 Main Road, East Kirkby, Spilsby. PE23 4BY

BELL

Rose Cottage, Main Street, East Kirkby

NO ONWARD CHAIN!

Rose Cottage is a three-bedroom, two-bathroom family home; set to a generous quarter-acre (sts) plot to an attractive village edge position. Requiring a scheme of upgrading, the property provides a spacious kitchen, plus two reception rooms to the ground floor.

There is a single garage and off-road parking space.

ACCOMMODATION

The property is entered to the rear, to the kitchen. Of L-shaped proportions, with units to base level, space and connections for electric oven and under counter appliances. Wood doors leads to a pair of reception spaces, with windows to the front aspect; and one boasting a feature fireplace.

A staircase leads from the kitchen to the first floor landing, from which three bedrooms and two bathrooms are accessed. The larger bedrooms sit to the front, with space for double beds in each, the third to the rear with a part-sloping ceiling. The larger bathroom is situated to one end of the landing, furnished with low level W/C, pedestal sink and bath; the second bathroom offers a further bath, W/C and hand wash basin.

OUTSIDE

The property is approached to the front from the Main Road, with parking space down the side leading to the **Single Garage**.





The grounds are laid to mature garden, with trees and flowers throughout, continuing a considerable distance down to the rear to total approx. 0.25 acres (sts). A paved patio leads off the rear door, facing South to enjoy sunlight throughout the day.

LOCATION

Rose Cottage is towards the western edge of the village of East Kirkby, situated opposite the former mill and a short distance from the public house and village store. Also home to a children's nursery, the village is well-situated in mid-Lincolnshire with a full range of services and amenities within convenient distance. Mareham le Fen (4 miles) and Stickney (seven) offer further village shops, and the latter primary and secondary schooling alongside a doctor's surgery, while the market towns of Spilsby (6) and Horncastle (9) provide further services.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: F

Oil fired heating – mains water, electricity and drainage.

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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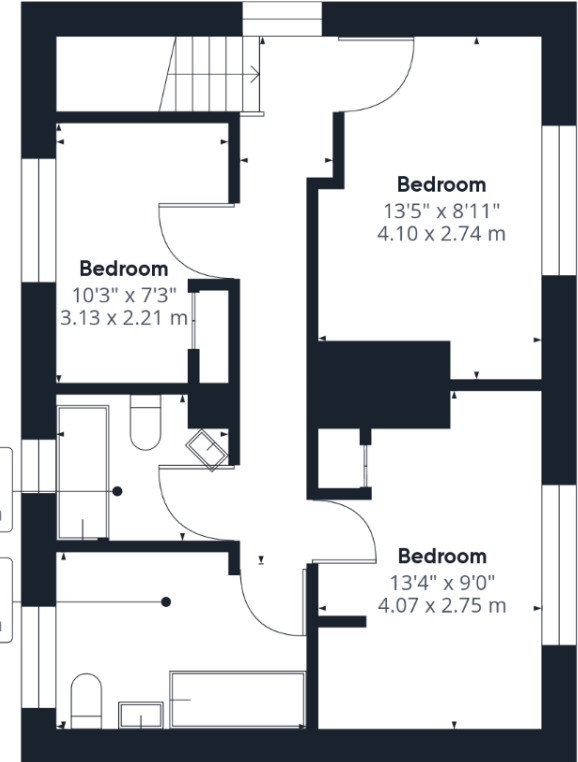
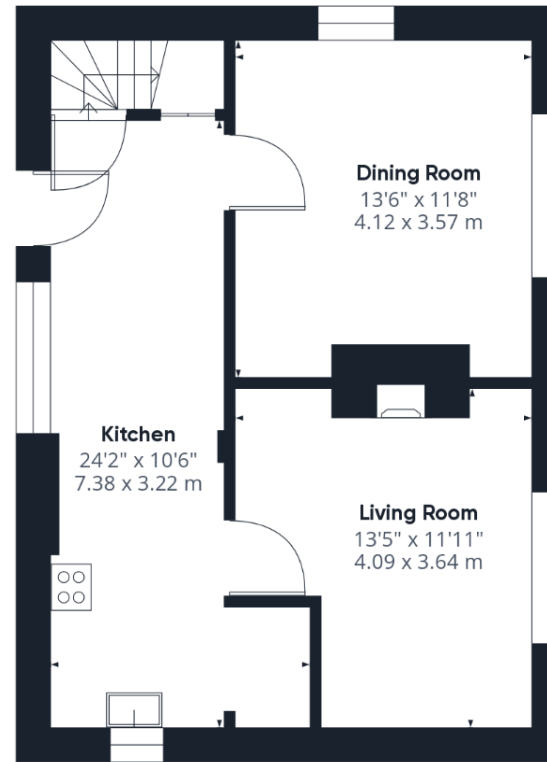
Brochure prepared 15.11.2024



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Approximate total area⁽¹⁾

964.77 ft²

89.63 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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