



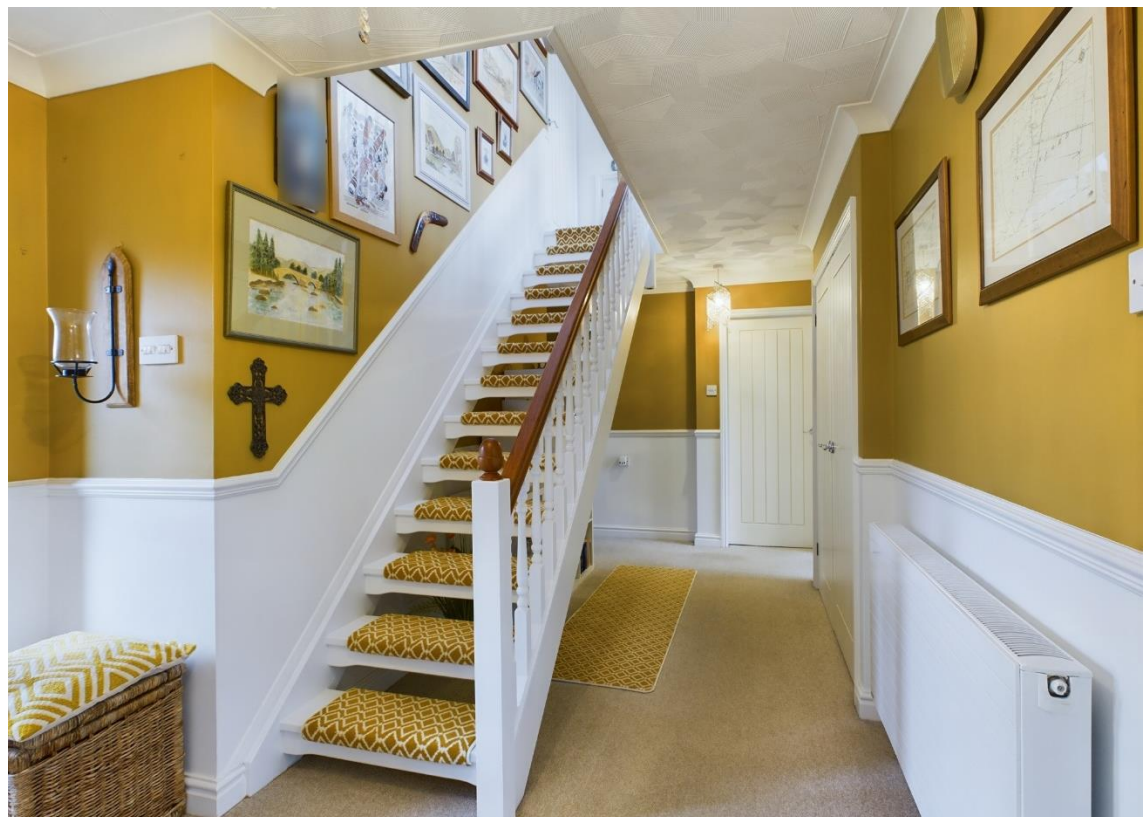
BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCastle

The Meadows
Fen Lane, East Keal, Spilsby. PE23 4AY

BELL





The Meadows

East Keal, Spilsby

The Meadows is a beautiful five-bedroom dormer bungalow, enjoying varied grounds and generous outbuildings set to a plot approaching a third of an acre (sts). Boasting modern, stylish decoration throughout, the property is excellently presented, with a stunning West-facing lounge complemented by a versatile dining / snug space open to the kitchen, to the rear (East) aspect, stepping out to the covered rear patio. With the master bedroom and family bathroom, with slipper bath set before the window, also enjoying sight of the rear garden, the property provides four further bedrooms, and to the first floor a flexible sun room / guest bedroom with balcony seating and shower room.

SEPTEMBER 2025: Now benefitting from receipt of a Building Notice, for “alterations and conversion of an existing garage into habitable accommodation” – works to commence by 10.09.2028.

Lawned gardens to the front and rear are set with a range of mature trees and flowers; the former also boasting a beautiful water feature with rockery. A vegetable garden sits before the brick outbuilding, with power; situated behind further storage space and the large double garage with workshop, wash house and gardeners' w/c. The property is approached to the front through a wide driveway entrance and provides ample off road parking for multiple vehicles, including a motor home.

ACCOMMODATION

Hallway having composite double glazed obscure front entrance door with matching side panel, built in airing cupboard and further storage space, carpeted floor, carpeted staircase with spindle and balustrade to first





floor, radiator, ceiling and wall lights and power points. Doors to accommodation including:

Lounge with uPVC triple glazed bay window to front aspect; carpeted floor, log burning stove to corner, on tiled plinth with stone surround and oak mantle, radiator, TV point, wall and ceiling lights and power points.

Dining Kitchen having uPVC double glazed French doors to rear; windows to side and rear aspects; an excellent range of modern units to base and wall levels including corner carousel shelving, pantry shelves, glazed units and display plate rack and open shelving, 1 1/2 bowl sink inset to bevel edge worktop with drainage furrows - further worktops and breakfast bar. Stoves cooker beneath extractor canopy, integrated full height fridge and dishwasher. Tile effect flooring, column radiator, TV point, lights and spot lights to ceiling and power points.

Bathroom having uPVC double glazed obscure windows to rear, with Venetian blinds fitted; slipper bath with shower and tray tap over, walk in shower cubicle with monsoon and regular head over, bowl style hand wash basin to roll edge worktop with storage unit beneath and low level WC. Wet room style floor and ceiling lights.

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

Bedroom 4 with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

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

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

Bedroom 5 / Office with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.





First Floor

Guest Bedroom / Sunroom having skylights to front and rear, uPVC double glazed French doors to rear, to glass balcony with view across the garden and to the east; built in eaves storage space, Tv point, ceiling lights and power points. Door to:

Shower Room having skylight to side aspect; corner shower cubicle with triton electric shower over, pedestal wash hand basin and low level WC. Carpeted floor, heated towel rail, wall tiles to half height and ceiling light.

OUTSIDE

The property is approached to the front via a wide tarmac driveway, with turnaround space and continuing down the side providing with two-abreast parking easily accommodated down to the **Double Garage** and Workshop with pair of electric roller shutter doors to front, uPVC double glazed windows to sides, lights and power. Door to:

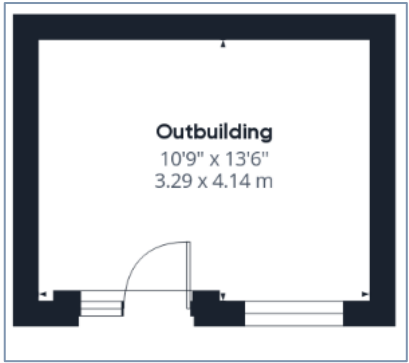
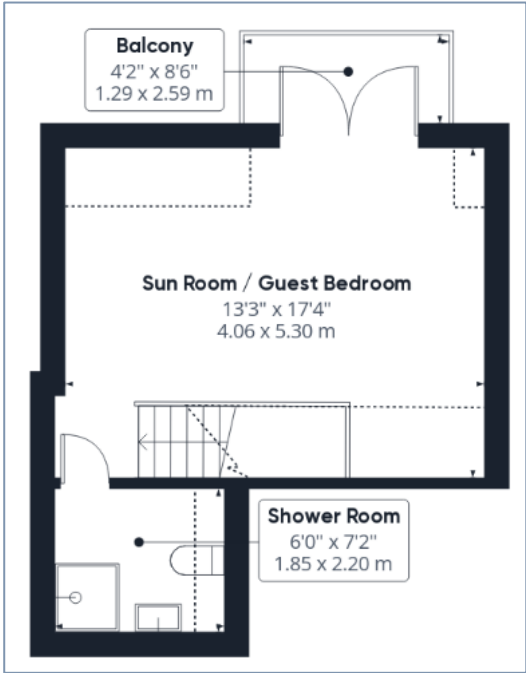
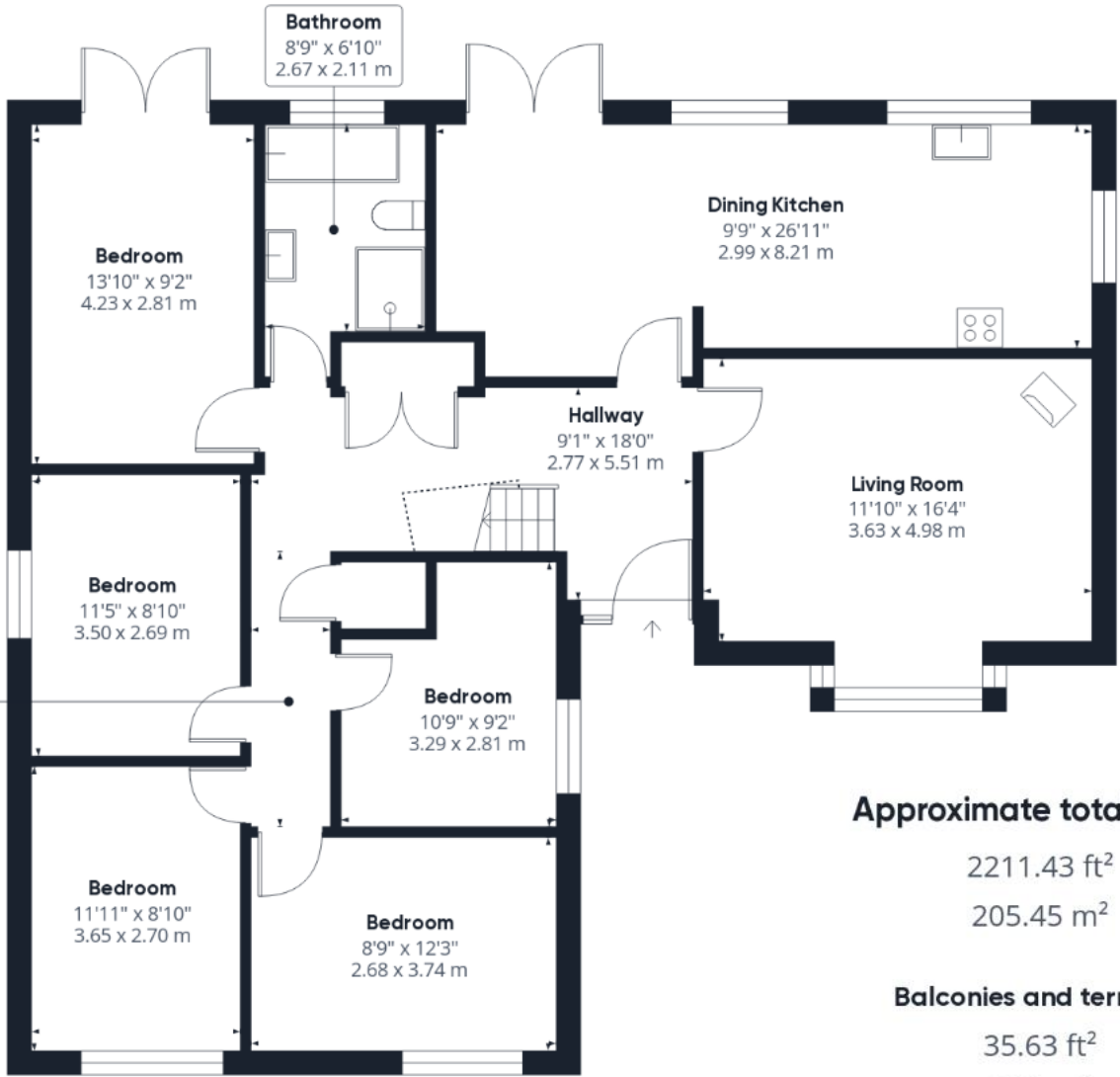
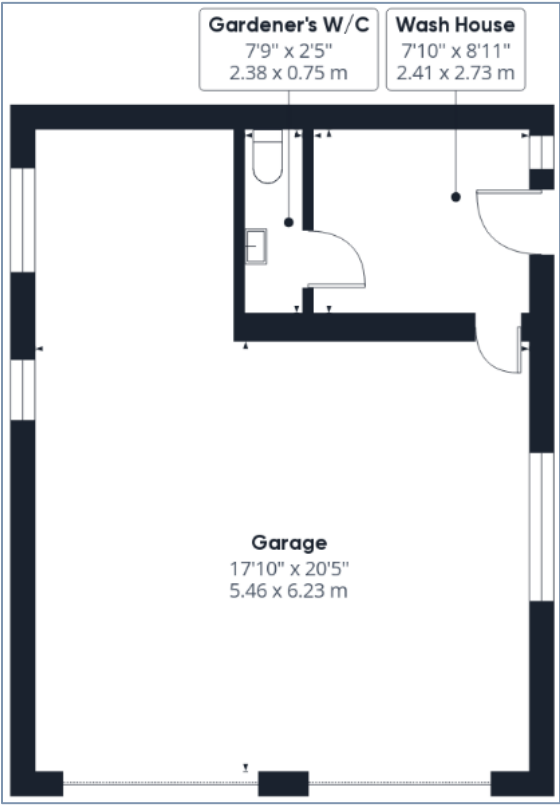
Wash House with uPVC door to side aspect and uPVC double glazed window to side aspect; square edge worktop with storage units beneath, space and connections for washing machine, dryer, full height freezer. Vinyl flooring, ceiling light and door to:

Cloakroom with low level WC, wash hand basin, square edge counter top, vinyl flooring and ceiling light.

The front garden, contained from the driveway with low level brick wall, is laid to lawn with a beautiful water feature, stepping down to a small pond with fountain to the centre, and rock surround with mature flowers set beside. Standing next to this is a paved patio seating space and lamp style light feature. Stood before the front bay window is further paved patio seating, with low level wall containment. To the side of the property extends a gravelled garden space with bin storage, raised planters, greenhouse and access through to the rear garden.

Outside continued





Approximate total area⁽¹⁾

2211.43 ft²

205.45 m²

Balconies and terraces

35.63 ft²

3.31 m²

Reduced headroom

55.53 ft²

5.16 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have



Outside continued...

The rear garden begins with a large patio seating space, including platform beneath a lean-to canopy cover that extends off the dining kitchen to offer an excellent hosting space. A brick well stands to one side of this. Further paving continues around to the side of the garage, with personnel gate back on to the driveway, and side door access to the wash room. A further timber gates leads to the side vegetable garden with **Brick Outbuilding** having uPVC double glazed doors to front and windows, and power.

The principal rear garden is laid to lawn, with mature flowers, trees and shrubs throughout. To the far corner stands a further patio seating space, with the rear of the property screened by neighbouring woodland. Fenced to ensure a child and pet friendly secure space, the garden offers a covered wood store and further timber stores.

THE AREA

The property sits back from Fen Lane, in the popular Wolds-edge village of East Keal. With a useful post office and convenience store stationed at the top of the Lane, 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 City of Lincoln.



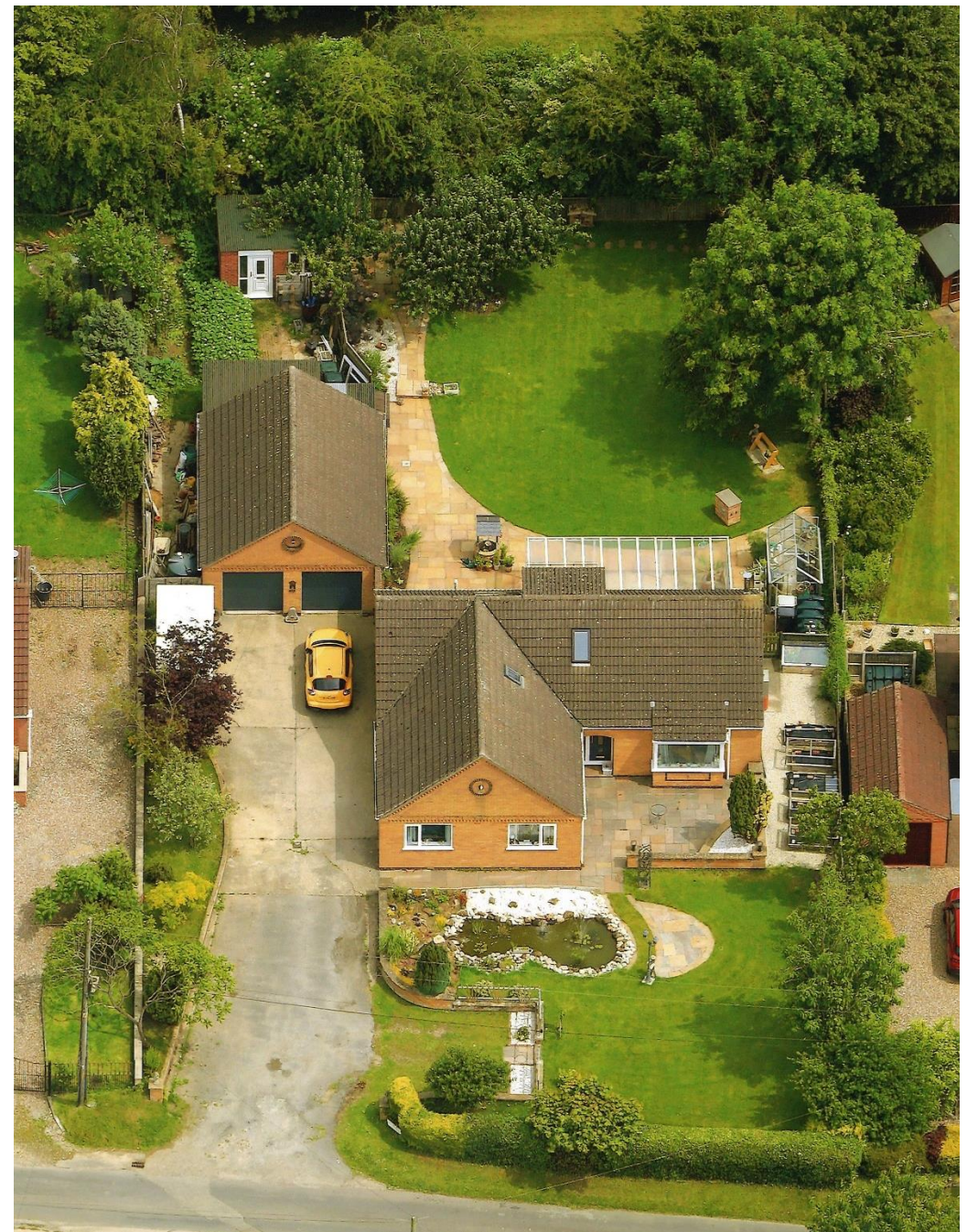
East Lindsey District Council – Tax band: C
ENERGY PERFORMANCE RATING: tbc

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.
Mains water and electricity, Oil Fired central heating, Drainage set to a private system.

VIEWING: By arrangement with the agent's Horncastle Office

Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222; Email: horncastle@robert-bell.org; Website: <http://www.robert-bell.org>

Brochure prepared 10.2.2025



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
Email: lincoln@robert-bell.org

www.robert-bell.org

