



Somersby Lodge

21a Fen Road, East Kirkby, Spilsby, Lincolnshire. PE23 4DB

BELL



Somersby Lodge, East Kirkby

A modern, three bedroom home presented to an exceptionally high standard, with quality bathroom and kitchen fittings alongside thoughtful detailing and finishes throughout. The property occupies a very secluded plot tucked away from Fen Road, with long driveway leading to the oversize single garage.

The property enjoys an open-plan living-dining-kitchen layout, alongside ground floor bedroom with en suite, cloakroom and utility with underfloor heating throughout. The first floor meanwhile provides a further bedroom and bathroom, and the principle bedroom, with open bathroom.

The plot is beautifully landscaped with seating, lawn and patio areas accessed from a stone pave and gravel path which circumnavigates the property, leading to original outbuilding currently used as an office, plus a garden shed and log store.

ACCOMMODATION

Wooden sleeper-edged patio steps/ramp, leads to the integral **Storm Porch** having composite double-glazed main entrance door with matching side panels to:

Entrance Hallway having moduleo luxury vinyl flooring, continuing to further downstairs accommodation, oak staircase with spindle and balustrade hand rail to first floor, and wood doors to further downstairs rooms. Glazed panel door to:

Living Room having aluminum double-glazed sliding bi-fold doors to front, leading to patio area and enjoying southerly aspect and aluminum double-glazed window to side aspect. Cast Iron Lincsfire "Metheringham" multi fuel/wood burning stove on Italian slate base with flue inset to exposed brick, wall lights, ceiling spot lights, TV point and multiple power points. Open plan to:





Dining Kitchen having aluminum double-glazed windows to side and rear aspects; feature six-point light to ceiling over dining area, hanging feature light to vaulted ceiling over kitchen and ceiling spot lights. A good range of storage units to base and wall levels, Lamona sink and drainer inset to square edge worktop with appropriate splash back upstands. Work surface continues to form a breakfast bar area with space for stools beneath. Built in Lamona appliances: fridge, freezer, double oven and grill, microwave, five-ring induction hob with extractor canopy over, dishwasher, under-counter wine fridge. Appropriate splash back tiling to one side of kitchen and multiple power points.

Bedroom with aluminum double-glazed window to front aspect; feature wall-hanging reading lights, ceiling spot lights, TV point and multiple power points. Door to:

En-Suite with aluminum double-glazed window to side aspect; a large shower cubicle with wall tiling, monsoon and regular shower heads over, low level W/C and hand wash basin inset to storage unit with light-up mirror over. Ceiling spot lights and Envirovent Silent 100t extractor fan.

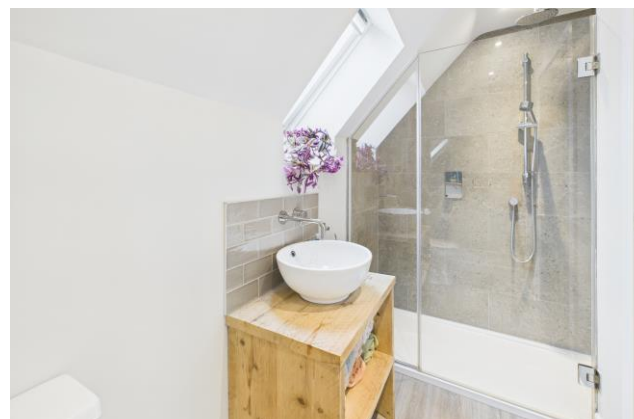
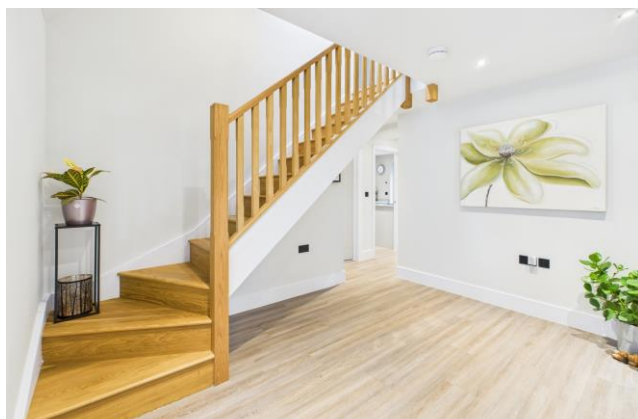
Utility Room having composite double-glazed door to rear aspect; Lamona sink and drainer inset to square edge worktop with splash back upstands, a good range of units to base and full height levels, cupboard unit housing underfloor heating mechanics. With space and connection for washing machine and tumble dryer, ceiling spot lights, multiple power points.

Cloakroom with aluminum double glazed obscure window to rear aspect; square hand wash basin inset to cupboard storage unit with appropriate splash-back tiling and low level W/C, spot lights to ceiling. Envirovent Silent 100t extractor fan.

First Floor

Gallery Landing having uPVC double-glazed Velux window to front aspect; carpeted floor, radiator, ceiling spot lights, loft access hatch and multiple power points.

Master Bedroom having carpeted floor, aluminum double-glazed full-height doors to front with Juliette balcony and Velux window to rear; sloping ceiling in part, radiators, ceiling spot lights and floor-level lights, two loft access hatches and multiple power points, including connections for TV island bed. Slipper bath on moduleo luxury vinyl flooring area to corner, with alcove shelf and feature column tap over center. Built in wardrobes.





Bedroom having uPVC double-glazed Velux windows to front and rear aspects; sloping ceiling in part, carpeted floor, radiator, ceiling spot lights, reading lights, TV point and multiple power points. Wood doors to eaves storage space.

Family Bathroom with uPVC double glazed Velux window to rear; shower cubicle with monsoon and regular shower heads over and appropriate wall tiling. Circular 'bowl' style wash hand basin, with tap over, inset to wood open-shelf unit and low-level W/C. Wall mounted heated towel rail, ceiling spot lights and moduleo luxury vinyl flooring.

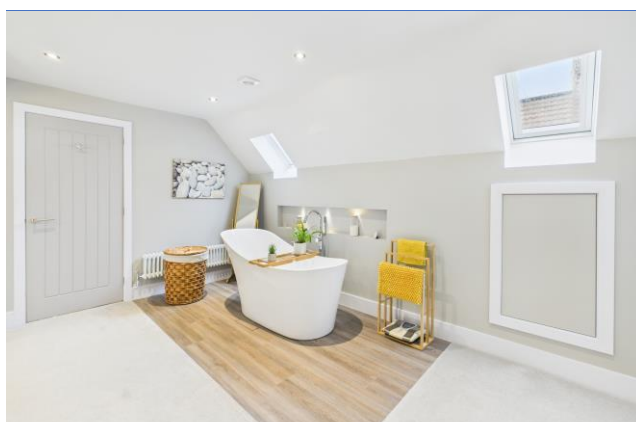
OUTSIDE

The property is approached from Fen Road via a gravel driveway, with wooden five bar personnel and vehicular gates halfway up and an EV charging point. The driveway leads to the front of the property and to **Oversized Single Garage/workshop** of block, render and tile construction, concrete floor, ample shelf storage, light and multiple power points. Further storage space to ceiling and solar panels to roof.

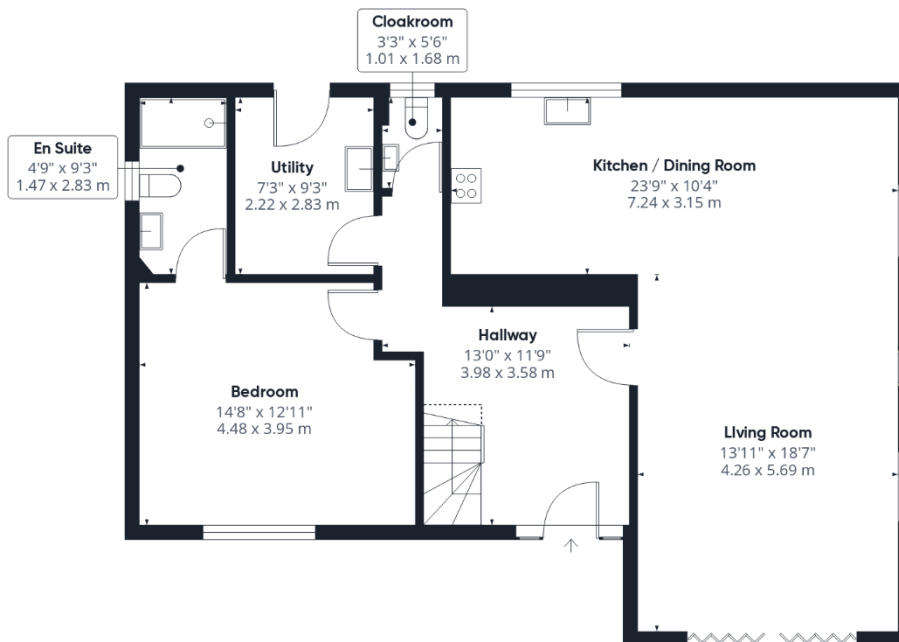
The front of the property faces south, with views over the wood-edged lawned area between the house and the garage. The boundaries are enclosed by wood panel fences, with mature established plant borders along the perimeter housing a wide range of species, including an Apple tree.

A paved and gravel pathway extends around the property, leading to the **Home Office in original existing brick and tiled outbuilding** which houses hot water cylinder and associated pipework's, alongside shelving, and desk space (worktop), with phone point, ceiling lights, and multiple power points, with wood panel wall to the one side and 'flyover' for pipework to the property. The air source pump and bin store areas are hidden from view behind this area. Other outbuildings include log store and a small garden shed.

From the rear of the property opens the utility room door, with outdoor tap to the kitchen wall. The far side includes covered wood store and seating area, which faces east to enjoy the morning and midday sun. There is a potting shed, of timber construction with single-glazed windows, lights to ceiling and power points.







(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE RATING: B

The property enjoys a full range of mains services including mains drainage and benefits from air source heating- being underfloor to the ground floor with radiators to the first floor.

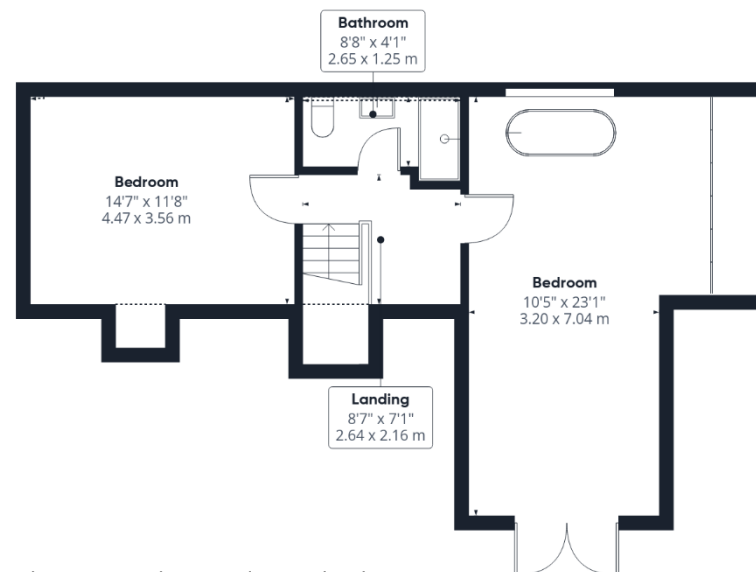
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

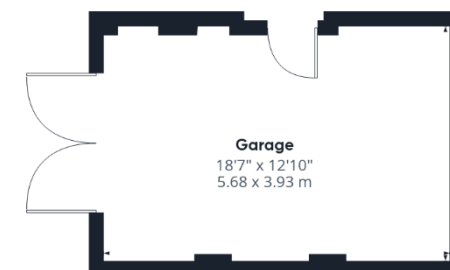
Tel: 01507 522222;

Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org> Brochure prepared 01.10.2025



Office
5'0" x 12'2"
1.53 x 3.72 m



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 been sold or let.



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

www.robert-bell.org

