



## Main Road, Keal Cotes, Spilsby, PE23 4AG

Four bedroom detached cottage with original period features | One bedroom annexe with potential to convert to 3/4 dwelling subject to planning/building regulations | Three stables and tack room | Floodlit and drained Manege | Paddock | Well maintained and presented with double glazing and original internal pine doors. | EPC - E

**Asking Price: £469,950**

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## **Main Road, Keal Cotes, Spilsby, PE23 4AG**

Delightful four bedroom spacious detached cottage with period features and has been modernised to a high specification with a one bedroom annexe and equestrian facilities set in approximately 1.75 acres sts.

### **ACCOMMODATION**

#### **ENTRANCE PORCH**

4.37m (14' 4") x 2.11m (6' 11")

With double glazed door, double glazed windows, central heating radiator and tiled floor.



#### **KITCHEN**

4.98m (16' 4") x 2.49m (8' 2")

Bespoke hand built kitchen with LPG Belling range, wooden work surfaces with cupboards under, eye level cupboards, belfast style sink, double glazed window and tiled floor.



#### **UTILITY ROOM**

With laminate worktop, plumbing for washing machine, dryer space and door leading to:

#### **SHOWER ROOM**

3.10m (10' 2") x 1.45m (4' 9")

With low flush w.c., pedestal wash basin, walk in shower, heated towel rail, tiled floor and walls.



#### **DINING ROOM**

3.96m (13' 0") x 3.48m (11' 5")

With double glazed windows, central heating radiator, double glazed door and stair off leading to first floor.



#### **SITTING ROOM**

4.27m (14' 0") x 3.99m (13' 1")

With double glazed window and central heating radiator.



### LIVING ROOM

5.28m (17' 4") x 4.24m (13' 11")

With brick feature fire surround with multi fuel stove inset, double glazed windows, two central heating radiators and double glazed french doors leading to the attractive patio area.



### LANDING

With double glazed window and built in airing cupboard.



### BEDROOM ONE

3.94m (12' 11") x 3.61m (11' 10")

With double glazed window, central heating radiator and walk in dressing room with wardrobe and storage.



### BEDROOM TWO

3.05m (10' 0") x 2.21m (7' 3")

With double glazed window and central heating radiator.



### BEDROOM THREE

3.00m (9' 10") x 1.93m (6' 4")

With double glazed window and central heating radiator.



### BEDROOM FOUR

3.99m (13' 1") x 1.83m (6' 0")

With double glazed window and central heating radiator.





### **FAMILY BATHROOM**

2.84m (9' 4") x 2.13m (7' 0")

With roll top bath, pedestal wash basin, low flush w.c., heated towel rail, double glazed window and spot lighting.



### **KITCHEN AREA**

With laminate worktops with cupboards under and eye level cupboards, stainless steel sink unit, cooker and appliance space.

### **ANNEXE**

Self contained attractive annexe with a large attic space that runs the length of the annexe and adjoins via a staircase to the store. The current vendors have previously made enquires with regard utilising this space to convert the current annexe to a three/bedroom self contained house. They believe if Velux windows are used facing towards the fields building regulations would be needed to convert. For you own enquires we advise you contact the local planning on 01507 601111.



### **BEDROOM**

3.33m (10' 11") x 2.16m (7' 1")

With double glazed window, central heating radiator and walk in wardrobe with central heating radiator.



### **EN-SUITE SHOWER ROOM**

2.31m (7' 7") x 2.16m (7' 1")

With low flush w.c, wash basin, electric shower, double glazed window and central heating radiator.



### **LIVING ROOM**

6.10m (20' 0") x 3.66m (12' 0")

With double glazed windows, central heating radiators and double glazed door.



**BOILER ROOM**

4.85m (15' 11") x 2.59m (8' 6")

**GARAGE**

5.72m (18' 9") x 2.77m (9' 1")

**STORE**

With stair case leading to attic space over the annexe.

**EQUESTRIAN FACILITIES**

Three stables and a tack room, floodlit manege, water and electricity supply and paddock.

**GARDEN**

The attractive gardens wrap around both the main dwelling and annexe and are mainly laid to lawn with patio, pond, garden shed and summer house. There is also a gravel courtyard area providing parking for several cars.

**TENURE**

The property is understood to be freehold subject to confirmation from solicitors.

**SERVICES**

Mains water and electric are understood to be connected. The heating system is oil fired.





**VIEWING**

By strict appointment with the office at Spilsby  
01790 752151.

**LOCATION**

The Chestnuts is located in the village of Keal Cotes and is approximately 4.5 miles from the busy shopping centre of Spilsby and approximately 16.5 miles from the coastal resort of Skegness. The nearest train station is approximately 12.5 miles away in Boston with links to all East Coast routes. To the north and west lie the Lincolnshire Wolds much of which are designated an Area of Outstanding Natural Beauty.

**OPENING HOURS**

Monday - Friday: 9.00am - 5.30pm  
Saturday: 9.00am - 12.00pm

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«Floorplan1»

«EpcGraph»

**Energy Performance Certificate**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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