



 **NEWTON**
FALLOWELL

Southwold, Main Road, East Keal – PE23 4BA
£300,000

Southwold, Main Road

East Keal, Spilsby

A charming detached cottage on a good sized plot of approximately 0.26 acre, subject to survey, in a village location on the edge of the Lincolnshire Wolds, designated an area of outstanding natural beauty. The original part of the cottage dates back to the 1850's and the property has been extended to create a unique and adaptable property with an open view to the rear and overlooking a paddock to the front. The village of East Keal has a shop & post office and is less than three miles from the market town of Spilsby which offers many further amenities.

Having well presented and versatile accommodation comprising: entrance hall, dining room, study/ground floor bedroom, kitchen, side entrance porch, lounge and shower room to ground floor. Three double bedrooms and bathroom to first floor. Outside the property has off-road parking to the rear with a brick built outbuilding and the property sits in established and well maintained gardens.

NO CHAIN

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





ACCOMMODATION

Part glazed side entrance door with side screen through to the:

ENTRANCE HALL

Having window to side elevation, two radiators and staircase rising to first floor.

DINING ROOM

13' 11" x 12' 8" (4.25m x 3.85m)

Having window to side elevation, radiator and feature alcoves with shelving.

STUDY/BEDROOM FOUR

14' 1" x 10' 1" (4.28m x 3.08m)

A versatile room which could be used as a playroom or a further bedroom. Having window to side elevation and electric storage heater.

SHOWER ROOM

7' 10" x 4' 10" (2.39m x 1.47m)

Having window to side elevation, radiator, part tiled walls, tiled floor and extractor. Fitted with a suite comprising: fully tiled shower enclosure with shower fitting, close coupled WC and pedestal hand basin with mixer tap.

LOUNGE

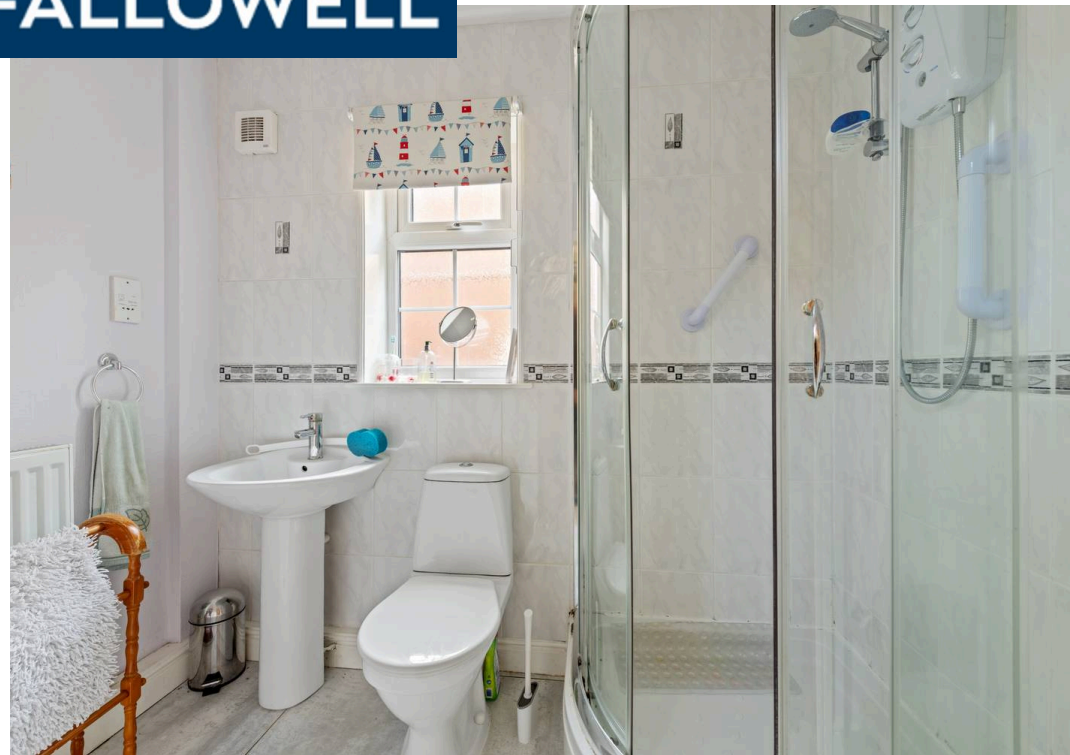
22' 3" x 11' 8" (6.78m x 3.55m)

Having bow window to front elevation, window to rear elevation, coved ceiling, two radiators and brick built fireplace.





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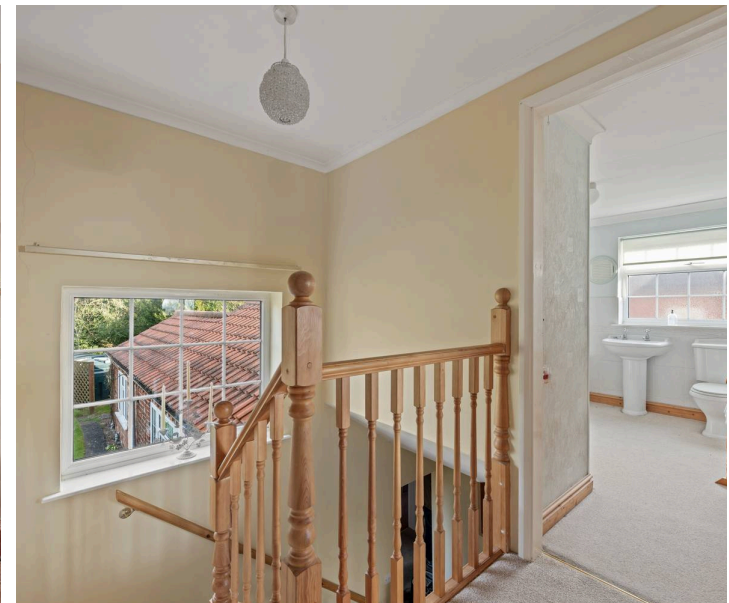
KITCHEN

13' 11" x 13' 8" (4.24m x 4.16m)

Having window to front elevation, radiator, tiled floor and tiled recess with oil fired boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine & dishwasher under, cupboards & open-ended shelving over. Work surface return with cupboard & drawer under, cupboard over and tall unit to side. Further work surface return with inset electric hob, cupboard & drawers under, cupboards & concealed cooker hood over, tall unit to side housing integrated electric double oven with drawers under and cupboard over.

ENTRANCE PORCH

Having window to side elevation and part glazed door to front elevation.





FIRST FLOOR LANDING

Having window to rear elevation and coved ceiling.

BEDROOM ONE

14' 2" x 13' 11" (4.32m x 4.24m)

Having window to front elevation, coved ceiling, radiator and access to roof space.

BEDROOM TWO

14' 0" x 12' 0" (4.26m x 3.67m)

Having window to front elevation, coved ceiling, radiator and access to roof space.

BEDROOM THREE

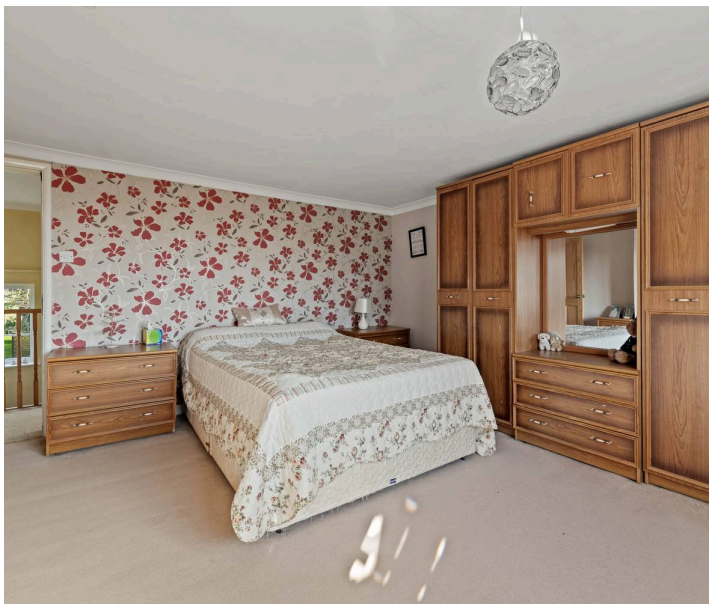
8' 7" x 8' 0" (2.61m x 2.44m)

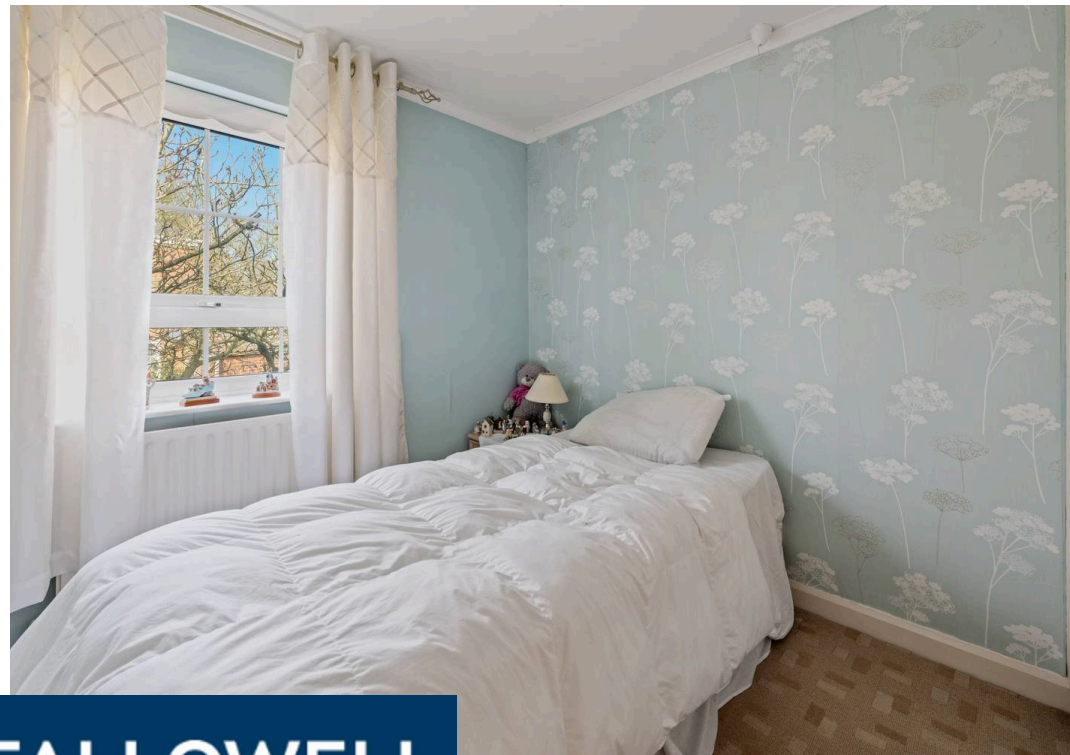
Having window to side elevation, coved ceiling and radiator.

BATHROOM

8' 2" x 8' 0" (2.50m x 2.44m)

Having window to side elevation, coved ceiling, radiator, built-in cupboard, shaver point and tiled splashbacks. Fitted with a suite comprising: panelled bath, close coupled WC and pedestal hand basin.





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EXTERIOR

A shared driveway to the left hand side of the property leads to a concrete area which provides off-road parking & hardstanding.

OUTBUILDING

11' 9" x 9' 0" (3.58m x 2.74m)

Of brick & tile construction and suitable for storage. Ideal for conversion subject to any necessary planning permission.

REAR GARDEN

Being enclosed and laid to lawn with borders. Having a concrete seating area & footpaths and screened oil storage tank.

THE PLOT

The property occupies a plot of approximately 0.26 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band D.





LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

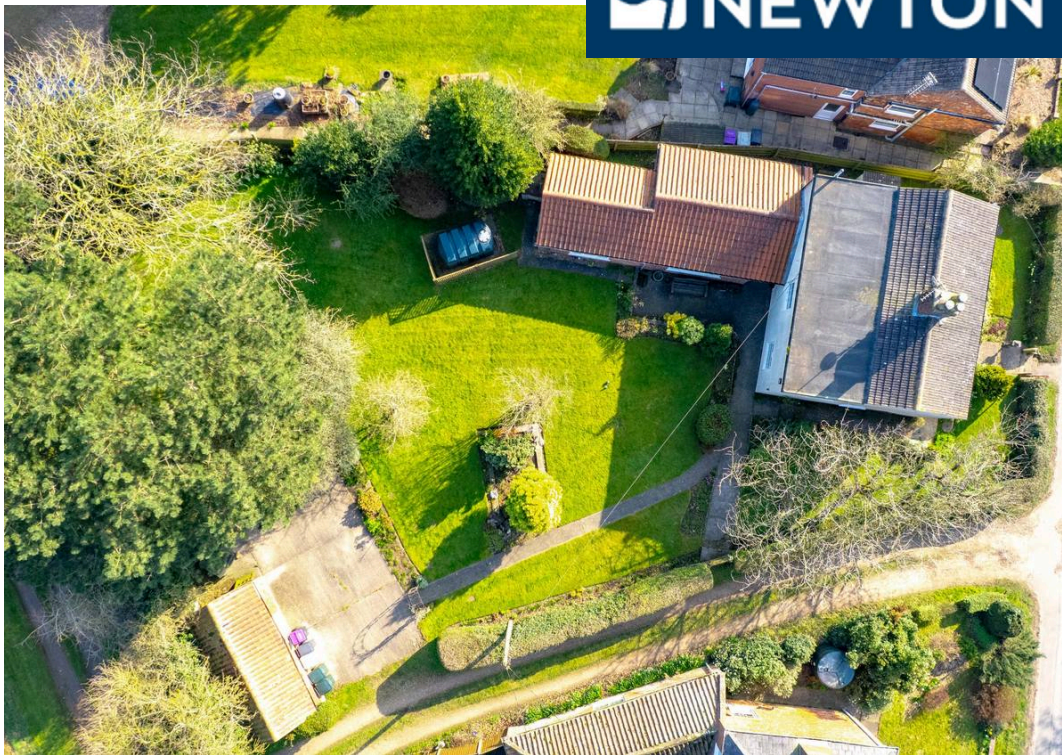
AGENT'S NOTES

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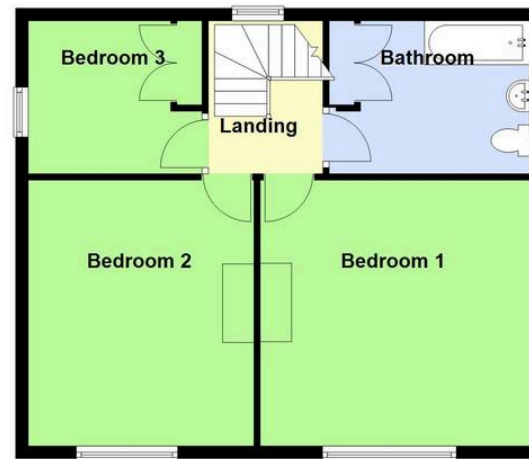
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Ground Floor
Approx. 95.5 sq. metres (1027.8 sq. feet)



First Floor
Approx. 54.2 sq. metres (583.8 sq. feet)



Total area: approx. 149.7 sq. metres (1611.6 sq. feet)

Newton Fallowell Estate Agents

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