



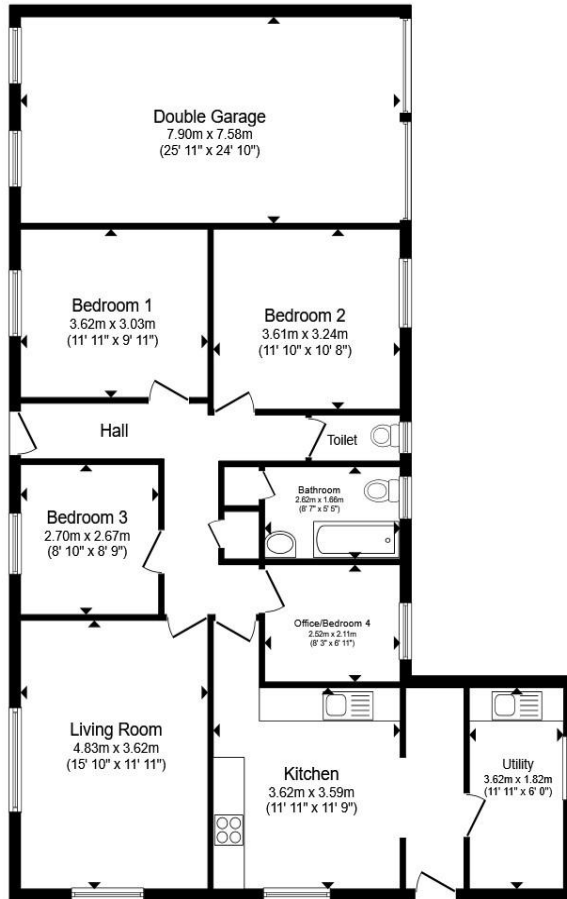
**The Coffee Cup Bungalow Main Road, West Keal SPILSBY PE23 4BE**

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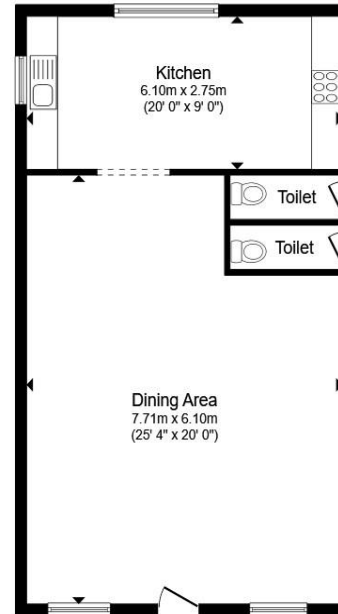
**The Coffee Cup Bungalow Main Road, West Keal SPILSBY**

This unique detached four-bedroom bungalow offering flexible living alongside a separate annex previously used as a café. Set within generous grounds with extensive parking, a double garage, and gardens to all sides.





**Floor Plan**



**Annex**

**Lounge**  
15' 10" x 11' 11" ( 4.83m x 3.63m )

**Kitchen**  
11' 11" x 11' 9" ( 3.63m x 3.58m )

**Utility Room**  
11' 11" x 6' ( 3.63m x 1.83m )

**Bedroom One**  
11' 11" x 9' 11" ( 3.63m x 3.02m )

**Bedroom Two**  
11' 10" x 10' 8" ( 3.61m x 3.25m )

**Bedroom Three**  
8' 10" x 8' 9" ( 2.69m x 2.67m )

**Bedroom Four/Office**  
8' 3" x 6' 11" ( 2.51m x 2.11m )

**Bathroom**

**Annex Kitchen**  
20' x 9' ( 6.10m x 2.74m )

**Annex Dining Area**  
25' 4" x 20' ( 7.72m x 6.10m )

**Exterior**

Total floor area 190.7 m<sup>2</sup> (2,053 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## The Coffee Cup Bungalow Main Road, West Keal SPILSBY

- Detached four-bedroom bungalow with a versatile layout
- Self-contained annex, formerly operated as a café
- Large double garage and extensive off-road parking
- Generous gardens to the front, side, and rear
- Ideal for multi-generational living or home-and-income potential

Tenure: Freehold EPC Rating: F  
Council Tax Band: D

offers in the region of



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williambrown.co.uk/Property/BWB116606](http://williambrown.co.uk/Property/BWB116606)



Property Ref:  
BWB116606 - 0003

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