



**White Elms**  
Main Road, East Keal, Spilsby. PE23 4BA





## White Elms

East Keal, Spilsby

White Elms is a substantial three-bedroom bungalow, with workshops and a triple stable block, enjoying formal gardens and a large paddock wrapping around formal gardens, the plot totalling 1.68 acres (sts). Set to a village edge position, the grounds look out across neighbouring arable farmland, the property is within close proximity of the village shop and post office; and has recently been enhanced with the installation of an air source heating system, and solar panels.

Accommodation comprises: a large, dual aspect lounge, stepping out to conservatory; central dining room off kitchen, with utility alongside. Three bedrooms, including master with dressing space; and family bathroom.

### ACCOMMODATION

**Utility** with wood glazed side entrance door, wood effect double glazed windows to side and rear aspects; tile effect flooring, roll edge worktop with space and connections beneath for washing machine and dryer; ceiling light. Wood glazed door to:

**Kitchen** having wood effect double glazed windows to front and side aspects; range of storage units to base and wall levels, sink and drainer to roll edge worktop, electric cooker. Vinyl flooring, radiator, ceiling light and power points. Sliding door to:

**Dining Room** with wood effect double glazed bay window to front aspect; log burning stove, carpeted dining space, built in storage space, ceiling lights and power points. Doors through to the conservatory and to:





**Lounge** having wood effect double glazed window to side aspect; brick fireplace with stone hearth, carpeted floor, radiators, wall and ceiling lights and power points. Wood glazed door and windows to front; to

**Conservatory** having wood effect double glazed windows to front and side, patio door to front aspect; tile effect flooring.

**Rear Hallway** with carpeted floor, loft access hatch, wall light fitting. Doors to bedrooms and to:

**Bathroom** having wood effect double glazed obscure window to side aspect; bath with tiled surround and shower over, pedestal wash hand basin and low level WC. Wood effect flooring, built in storage space, radiator and ceiling light.

**Bedroom / Snug** with wood effect double glazed sliding doors to rear aspect; carpeted floor, built in bank of wardrobe and storage spaces radiator, ceiling light and power points.

**Bedroom** with wood effect double glazed window to rear aspect; carpeted floor, built in wardrobe end storage spaces, radiator, ceiling light and power points.

**Master Bedroom** having wood effect double glazed window to side aspect; built in wardrobe storage spaces, carpeted floor, radiator, ceiling light and power points. Open arch to dressing area with wood double glazed windows to side and rear , and dressing table

## OUTSIDE

The property is approached to the front via a tarmac driveway, through five bar vehicle gate and to the front drive parking space, continuing to the garage and workshop. There is a small lawned space alongside with mature shrubs and borders; and a small timber greenhouse.

The front garden is laid to lawn with a range of mature, landscaped borders and central planters - including radial brick edged flower bed. Enjoyed from the conservatory and paved patio space to the side, the formal front garden is complete with a small one; and gate through to the





south paddock space. The formal gardens continue with a lawned rear garden, set with flowers and a pergola with climbing plants off the rear. Alongside this is a small vegetable garden, and a potting shed.

Leading off the north side of the bungalow is a paved yard space, leading back to the driveway and to the outbuildings. These comprise: a sizeable **Workshop** with electric up and over door, power connected; a large **Garage** with up and over door, light, power and an ancillary store space; a small work space and a triple **Stable Block**, concreted front and leading out to the east portion of the paddock.

Secured by mixed fencing, and circling the property, is the large, grassed paddock space; leading from the bend of the main road and up to the junction with the lane to the North. Spanning well beyond the roadside frontage of the initial bungalow and gardens, the paddock slopes down from south to north and looks out across the gently sloping fields set to arable farmland beyond.

**East Lindsey District Council – Tax band: C**

**ENERGY PERFORMANCE RATING;**  
Electric Air Source Heat Pump  
Mains water, electric. Private drainage.

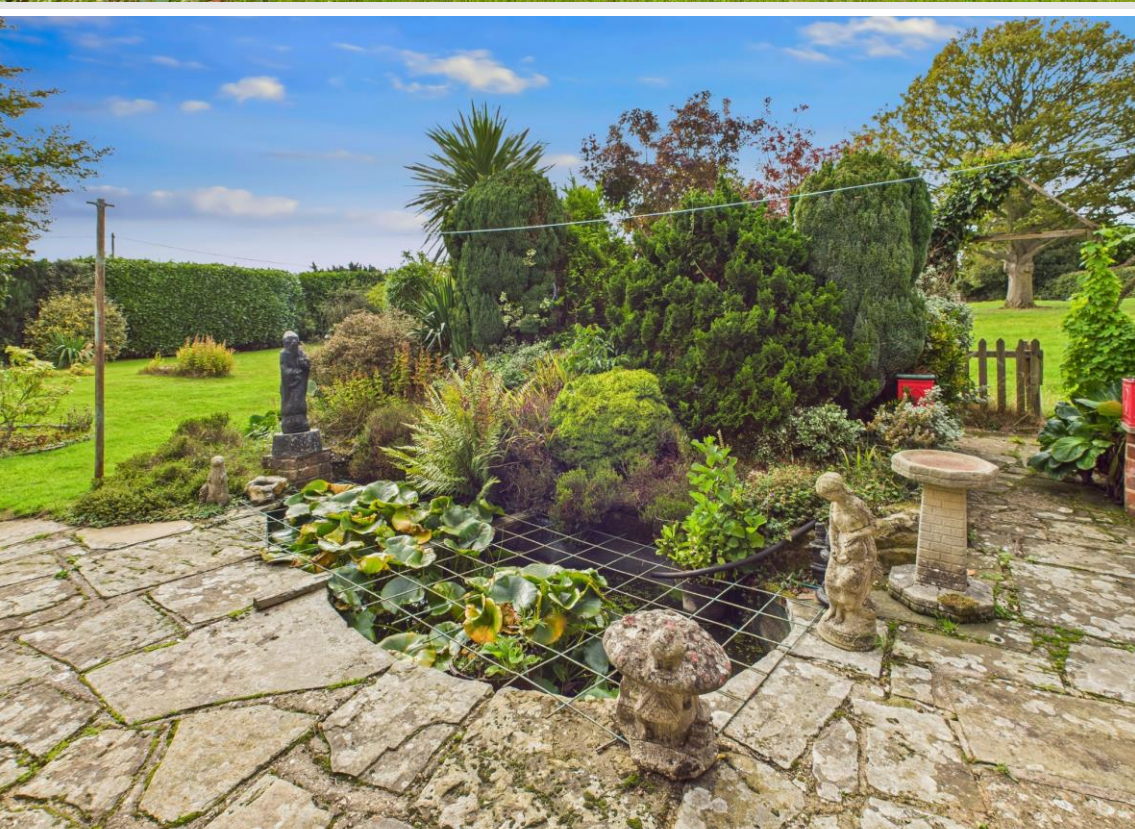
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office

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 <p><b>Ground Floor Building 1</b></p>	 <p><b>Ground Floor Building 2</b></p>	
 <p><b>Ground Floor Building 3</b></p>	 <p><b>Ground Floor Building 4</b></p>	
 <p><b>Ground Floor Building 5</b></p>		<p>(1) Excluding balconies and terraces</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p><b>GIRAFFE360</b></p>

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