



FIELD HOUSE BECK LANE

SPILSBY, PE23 5SZ

£355,000
FREEHOLD

NO ONWARD CHAIN!

Field House is a spacious, well-presented three bedroomed detached cottage. With a large lounge to the front and conservatory to the rear, both off a central breakfast kitchen; the property enjoys an intelligent layout with social space flowing the length of the property, alongside useful utility and cloakroom to the ground floor; bedrooms including master with en suite, and bathroom to the first floor.

The cottage enjoys delightful private gardens with patio area, parking and timber store; an idyllic setting perfect for someone wishing to enjoy a quiet retreat and be surrounded by nature.

Welton le Marsh has a public house and the Church of St Martin. The well serviced market town of Spilsby lies approximately six miles away with shopping, leisure, social and educational facilities.

BELL



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: Exempt

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Horncastle Sales
 Old Bank Chambers Bull Ring
 Horncastle
 Lincolnshire
 LN9 5HY

01507 522222
 horncastle@robert-bell.org
 robert-bell.org

