



Romany, Main Road

Keal Cotes, Spilsby

Enjoying a generous plot in the peaceful and highly desirable village of Keal Cotes, this beautifully presented detached bungalow has been thoughtfully updated and improved over the years to provide comfortable, move-in-ready accommodation in an idyllic rural setting. Surrounded by attractive countryside, the village offers the perfect balance of tranquillity while remaining within easy reach of Spilsby, Boston and the stunning Lincolnshire Wolds.

The well-planned accommodation comprises an entrance porch/utility, a recently re-fitted dining kitchen, a spacious lounge, inner hallway, master bedroom with en-suite shower room, a further double bedroom and a modern shower room.

Outside, the property enjoys a lawned front garden, a driveway providing off-road parking, a workshop, garage and a private enclosed rear garden, creating an ideal space for relaxing, gardening or entertaining.

Further enhancing its appeal, the property benefits from oil fired central heating with an external boiler installed less than a year ago, together with a wealth of improvements including the replacement of the majority of the floor joists, underfloor insulation, re-plastered ceilings, stylish internal oak doors throughout, along with all new fencing outside.

Council Tax band: C

Tenure: Freehold

EPC Rating: D





ACCOMMODATION

10' 7" x 3' 10" (3.22m x 1.17m)

Part glazed entrance door to the:

PORCH/UTILITY

Having windows to front, side & rear elevations, tile effect flooring and work surface with space for tumble dryer under. Part glazed door to the:

DINING KITCHEN

16' 3" x 8' 10" (4.96m x 2.69m)

Having window to front elevation, further window to side elevation, inset ceiling spotlights, radiator and vinyl flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards under, cupboard over. Further work surface with inset electric hob, drawers under, cupboards & stainless steel extractor over. Tall unit to side housing integrated electric oven & microwave with cupboards under & over. Further work surface with cupboards under and cupboard over. The kitchen also features an integrated automatic washing machine.





LOUNGE

16' 10" x 13' 11" (5.14m x 4.24m)

Having window to front elevation, radiator, wood flooring, wall light points and feature fireplace with inset multi-fuel burner. (we are advised that the multi-fuel burner is not useable at the moment as the flue has been capped off)



INNER HALL

MASTER BEDROOM

13' 1" x 10' 7" (3.98m x 3.22m)

Having window to rear elevation, inset ceiling spotlights, radiator and built-in cupboard.

EN-SUITE

6' 11" x 4' 0" (2.12m x 1.22m)

Having heated towel rail, vinyl flooring, fully tiled shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

BEDROOM TWO

12' 1" x 9' 8" (3.68m x 2.95m)

Having french doors with side screens to rear elevation & garden, inset ceiling spotlights, radiator and wood effect flooring.

SHOWER ROOM

8' 11" x 5' 7" (2.71m x 1.70m)

Having window to side elevation, inset ceiling spotlights, heated towel rail, vinyl flooring with underfloor heating, tiled walls, built-in cupboard, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards & drawers under and WC with concealed cistern.



NEWTON FALLOWELL



 **NEWTON FALLOWELL**





EXTERIOR

To the front of the property there is lawned garden. A gravelled driveway provides off-road parking.

WORKSHOP

15' 5" x 12' 6" (4.70m x 3.82m)

With light & power. up-and-over door to the:

GARAGE

19' 11" x 9' 7" (6.07m x 2.92m)

Having side entrance door, light & power.

REAR GARDEN

Being enclosed with a rear entrance gate. Laid to lawn with raised planters and a greenhouse. To the left hand side of the property there are double gates which lead to a hardstanding area suitable for a caravan or motorhome.

THE PLOT

The property occupies a plot of approximately 0.15 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 external oil fired boiler (new in November 2025) serving radiators and the property is double glazed. The current council tax is band C.

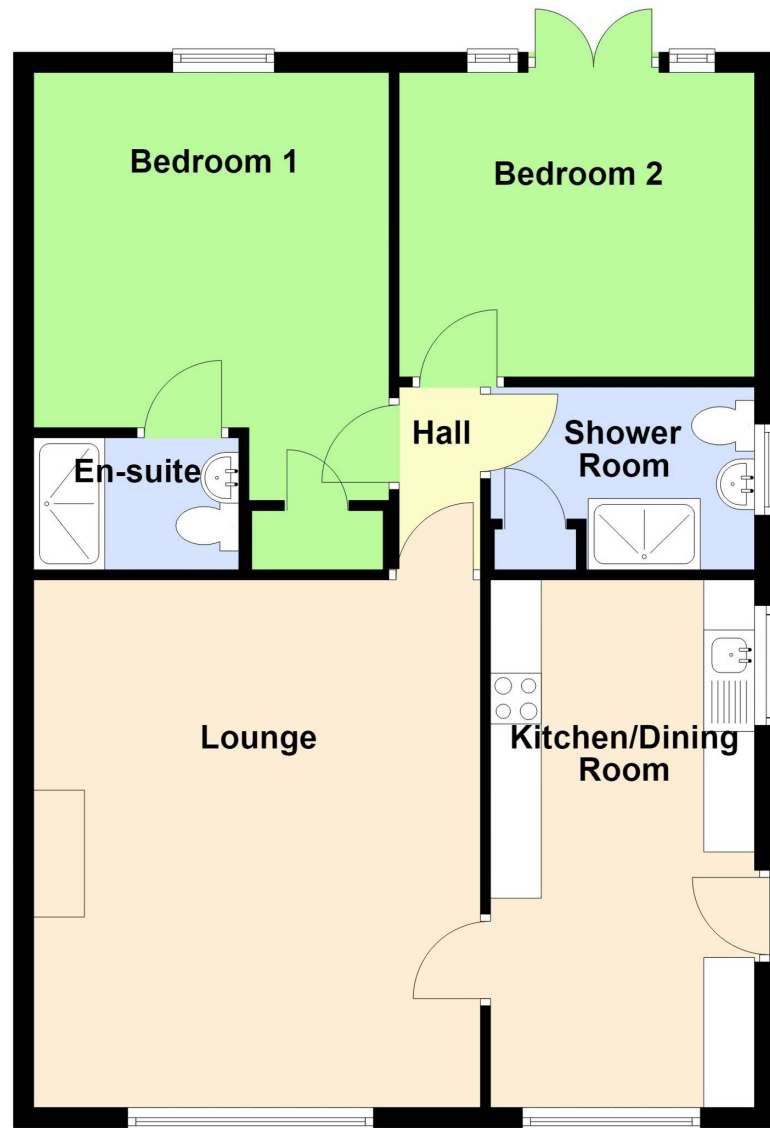
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AGENT'S NOTES

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Total area: approx. 72.7 sq. metres (782.5 sq. feet)

Newton Fallowell Estate Agents

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