



Fieldside, Main Road, Keal Cotes, PE23 4AG



3



1



2

Freehold

£375,000



Key Features

- Detached bungalow
- Three bedrooms
- Dining kitchen, lounge & garden room
- Utility & cloakroom
- Bathroom with separate shower
- Driveway & double garage
- Enclosed rear garden with large cabin
- Plot approx. 0.28 acre (STS)
- EPC rating D





A spacious detached bungalow occupying a generous plot of approximately 0.28 acres, subject to survey and enjoying open views across fields to the front, offering a wonderful sense of space and countryside living.

The property provides over 1,400 square feet of well-presented accommodation comprising of an entrance porch leading into a hall with a utility & cloakroom off. There is a well-appointed dining kitchen ideal for everyday living and entertaining. A bright garden room overlooking the rear garden, while the comfortable lounge features a wood burner, creating a warm and inviting focal point. An inner hall leads to three good-sized bedrooms and a family bathroom fitted with both a bath and separate shower.

Externally, the property has a lawned garden to the front, with a driveway providing ample off-road parking and access to a double garage. The enclosed rear garden offers a good degree of privacy and includes a large timber cabin, ideal for a home office, studio or hobby space.

Further benefits include oil-fired central heating, double glazing and solar panels, enhancing the home's efficiency and comfort.

This appealing bungalow combines generous living space, attractive surroundings and excellent outdoor facilities, making it an ideal home for those seeking village or semi-rural living.

ACCOMMODATION

Part glazed front entrance door through to the:

PORCH

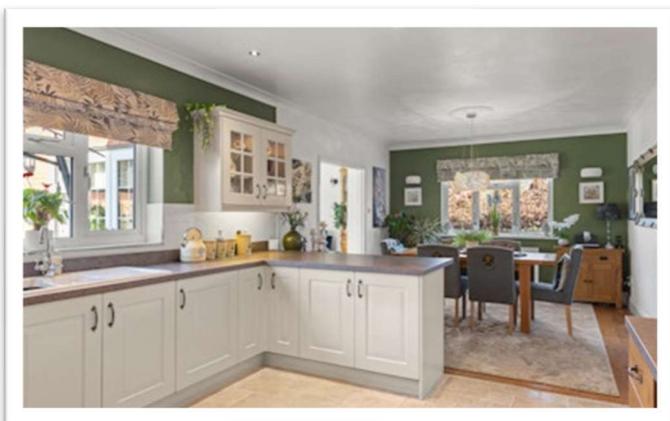
Having polycarbonate roof, windows to front & side elevations and further part glazed door to the:

HALL

Having door to dining kitchen, door to utility and further door to the:

CLOAKROOM

Having window to front elevation, close coupled WC and hand basin.



 **NEWTON FALLOWELL**





UTILITY

2.92m x 2.31m (9'7" x 7'7")

Having part glazed door & window to rear elevation, coved ceiling, radiator, wood effect flooring, door to garage, extractor, work surface with inset stainless steel sink & drainer, cupboard under. Further work surface with space & plumbing for automatic washing machine & tumble dryer under. Further work surface with cupboards under, cupboards over and space for upright fridge/freezer to side.

DINING KITCHEN

7.91m x 3.61m (26'0" x 11'10")

Forming two areas comprising:

KITCHEN AREA

Having window to rear elevation, coved ceiling with inset ceiling spotlights and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboard & glazed display units over. Work surface return with space for electric cooker, cupboards under, cupboards & extractor over. Further work surface with cupboards under & breakfast bar to side. Further work surface forming dresser style unit with drawers & wine rack under, spice drawers, cupboards & shelving over. Opening to the:

DINING AREA

Having window to side elevation, coved ceiling with moulded ceiling rose, two radiators and wood flooring. Opening to the:

GARDEN ROOM

4.71m x 3.64m (15'6" x 11'11")

Having french doors & windows to side elevation, windows to rear elevation, coved ceiling with moulded ceiling rose, two radiators and wall light points.

INNER HALL

Having access to boarded loft space.

LOUNGE

7.21m x 3.95m (23'8" x 13'0")

Having windows to front & side elevations, coved ceiling with moulded ceiling roses, three radiators, wood effect flooring and brick built fireplace with inset wood burner.

BEDROOM ONE

4.22m x 3.58m (13'10" x 11'8")

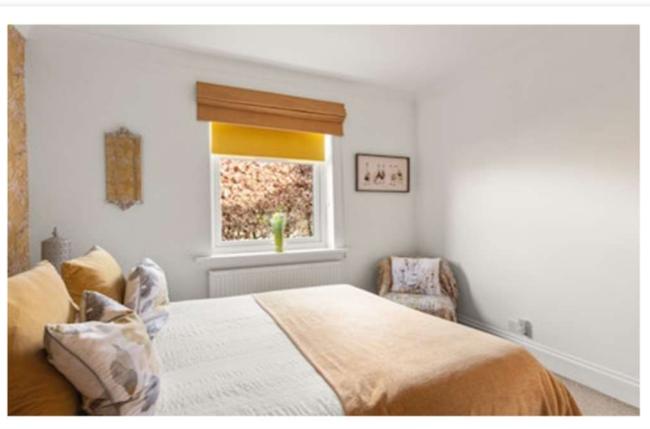
Having window to front elevation, coved ceiling and radiator.



BEDROOM TWO

3.62m x 2.88m (11'11" x 9'5")

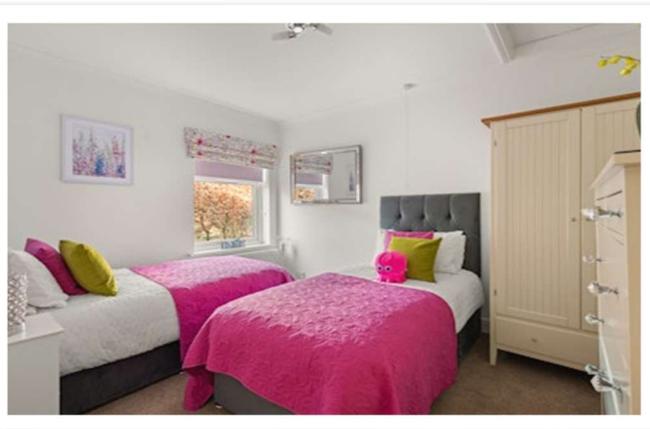
Having window to side elevation, coved ceiling, radiator and access to roof space.



BEDROOM THREE

3.68m x 3.02m (12'1" x 9'11")

Having window to side elevation, coved ceiling and radiator.



EXTERIOR

To the front of the property there is a lawned garden. A block paved driveway provides off-road parking and extends down the side of the property to the:

DOUBLE GARAGE

5.93m x 5.41m (19'6" x 17'8")

Having two electric roller doors, light, power and boarded roof storage.

REAR GARDEN

Being enclosed and having a large paved patio, lawned garden beyond with established borders, raised planters, storage shed & uPVC garden room.

CABIN

Of timber construction with double doors, windows and bar area. To the front of the summerhouse there is a decked patio.

THE PLOT

The property occupies a plot of approximately 0.28 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 and the property is double glazed. The current council tax is band B. The property also has solar panels.





 **NEWTON
FALLOWELL**





Floorplan



Main area: Approx. 138.6 sq. metres (1492.3 sq. feet)
Plus garages, approx. 29.7 sq. metres (320.1 sq. feet)

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

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.

lifetime legal

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

 **NEWTON FALLOWELL**

Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk