



Barley Mill Cottage, Main Road

East Kirkby, Spilsby

A charming semi-detached cottage situated in a popular village location, enjoying attractive open views to the rear.

The accommodation comprises an entrance hall, kitchen and a comfortable lounge with a wood burner which leads through to a delightful garden room overlooking the rear garden. Also to the ground floor is a bedroom with en-suite cloakroom, offering flexible living space that could suit a variety of needs.

To the first floor there is a further double bedroom and a modern shower room.

Outside, the property benefits from a driveway providing off-road parking, a garage and an impressive enclosed rear garden extending to approximately 63 metres in length, ideal for gardening, entertaining, or simply enjoying the peaceful surroundings.

Additional benefits include oil-fired central heating, double glazing, and the advantage of being offered for sale with NO ONWARD CHAIN, allowing for a potentially smooth and speedy purchase.

Council Tax band: A

Tenure: Freehold

EPC Rating: D





ACCOMMODATION

Part glazed side entrance door through to the:

ENTRANCE HALL

Having radiator, tiled floor and staircase rising to first floor.

KITCHEN

10' 10" x 10' 1" (3.30m x 3.07m)

Having window to side elevation, radiator and tiled floor. Fitted with a range of base & wall units with wood block work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards under and tall unit to side. Range style cooker with spice drawers to side, cupboard & extractor over. Further work surface with cupboards & drawers under, cupboards & shelving over. Further work surface return with cupboard & drawers under.

LOUNGE

15' 5" x 15' 0" (4.69m x 4.58m)

(max) Having window to rear elevation, radiator and wood burner. Sliding doors to the:

GARDEN ROOM

14' 8" x 9' 11" (4.48m x 3.03m)

Having bi-fold doors to rear elevation & garden, safety glass roof, radiator, tiled floor and glazed door to the garage.





 **NEWTON FALLOWELL**



GROUND FLOOR BEDROOM TWO

12' 3" x 11' 11" (3.73m x 3.62m)

Having window to front elevation and radiator.

EN-SUITE CLOAKROOM

6' 6" x 4' 0" (1.97m x 1.22m)

Having radiator, wall light points, tiled floor, close coupled WC and counter basin with mixer tap on surface with cupboards under.

FIRST FLOOR LANDING

Having window to rear elevation.

BEDROOM ONE

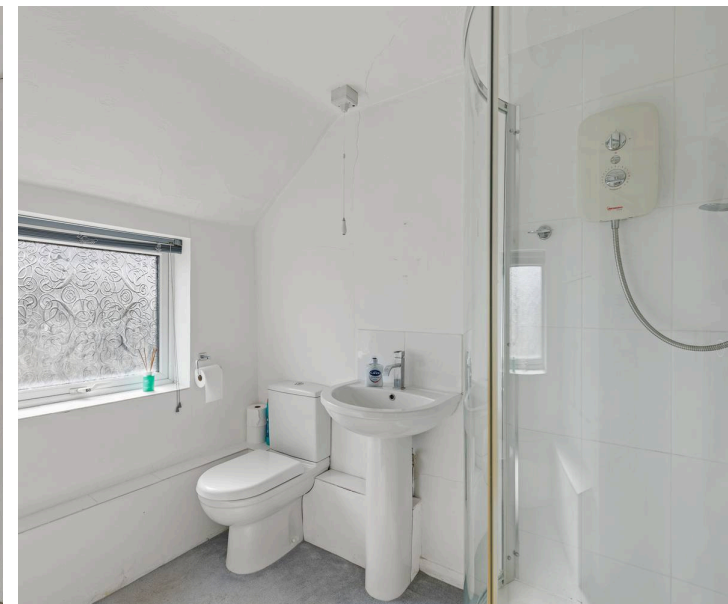
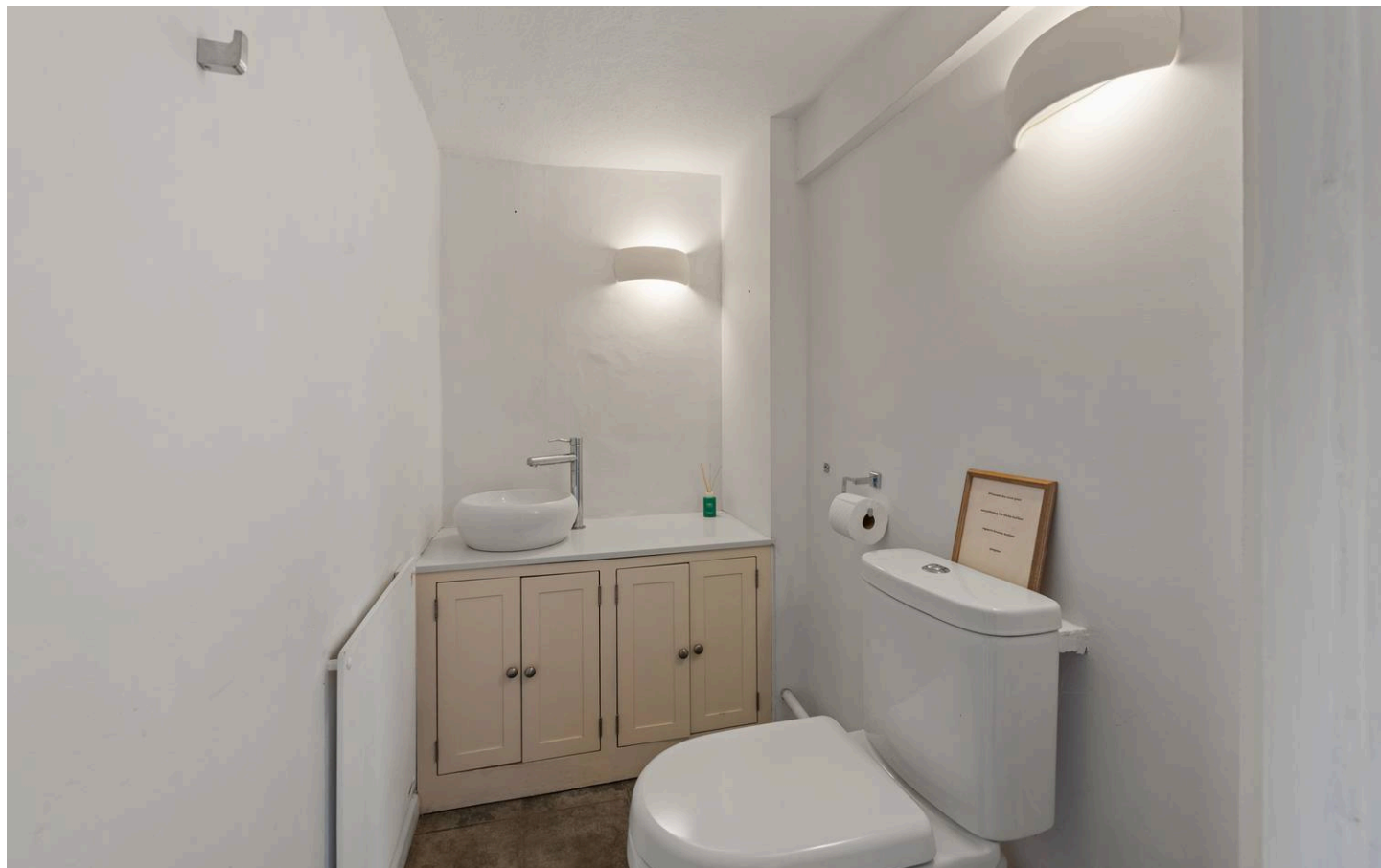
12' 4" x 11' 3" (3.76m x 3.44m)

Having two windows to front elevation, radiator and two built-in wardrobes.

SHOWER ROOM

7' 10" x 7' 0" (2.38m x 2.13m)

Having window to rear elevation, radiator, built-in cupboard, fully tiled shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.





SHOWER ROOM

7' 10" x 7' 0" (2.38m x 2.13m)

Having window to rear elevation, radiator, built-in cupboard, fully tiled shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.

EXTERIOR

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

GARAGE

16' 6" x 10' 2" (5.03m x 3.10m)

Having up-and-over door, light, power and door to rear garden.

REAR GARDEN

Being enclosed and laid to lawn with an oil storage tank and summerhouse to the far rear.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band A.



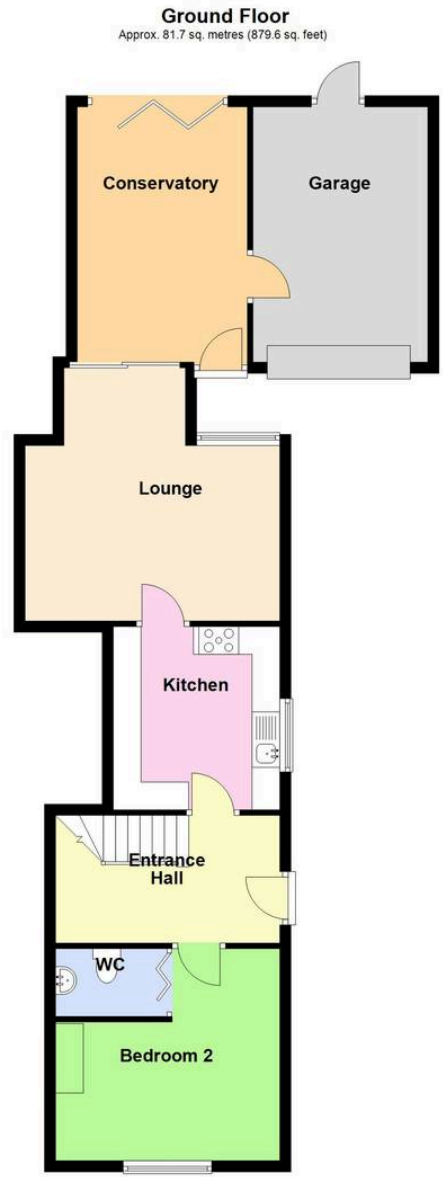
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Total area: approx. 106.4 sq. metres (1144.9 sq. feet)

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