

## Barrow Lodge Fen Lane, Spilsby, PE23 4AY

Reduced To £318,000



**\*\*\*£325,000 REDUCED TO £318,000\*\*\*** Occupying a most attractive elevated position with sweeping views over the countryside and large landscaped gardens this beautiful home is located on the edge of the Lincolnshire Wolds in the small village of East Keal. With the added benefit of 3 Bedrooms, Double Garage, Conservatory & a Garden Room Choice Properties urge you to view this spacious bungalow immediately.

This spacious detached bungalow is located in a semi rural position only a short distance from the neighbouring market town of Spilsby.

With the added advantage of UPVC Double Glazing and Oil Fired Central Heating the well laid out internal accommodation consists of:-

### **Entrance Porch**

### **Entrance Hall**

L-shaped. With UPVC Double Glazed Front Entrance Door and glazed side screen. Large cloaks cupboard. Radiator. Power points. Loft access with pull down ladder to roof space.

### **Lounge/Dining Room**

24'5" x 10'11" (to max points)

L-shaped. With attractive feature log burner set on a tiled hearth with co-ordinating tiled back screen. 2 Radiator. Power points. Double doors to Conservatory.

### **Conservatory**

10'09" x 14'00"

With tiled floor. Power points. Double doors opening on to the patio area.

### **Kitchen**

8'00" x 14'07"

With fitted wall and base units with work surfaces over incorporating integrated dishwasher and oven with electric hob and extractor hood over. Part- tiled. One and half bowl sink unit and drainer with mixer tap. Space for ridge freezer. Power points. Door to Garden room. Door to:-

### **Utility Room**

10'6" x 7'0"

Base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for automatic washing machine. Power points. Door to w.c.

### **WC**

With lo level flush w.c. and wash hand basin.

### **Garden Room**

8'00" x 19'04" (to max points)

Power points. Door to Store room. Rear access door.

### **Store**

With oil fired central heating boiler which supplies central heating and hot water.

### **Bedroom 1**

12'3" x 11'11"

With fitted wardrobes, bedside tables and overhead storage cupboards. Fitted vanity unit with wash hand basin. Radiator. Power points.

### **Bedroom 2**

11'10" x 10'5"

Fitted wardrobe. Radiator. Power points.

### **Bedroom 3**

8'11" x 9'11"

Fitted wardrobe. Radiator. Power points.

### **Bathroom**

With four piece white bathroom suite which consists of corner bath with mixer power shower attachment, walk in shower, pedestal wash hand basin and low level flush w.c. Part tiled. Airing cupboard with hot water cylinder and immersion heater. Heated towel rail. Extractor fan.

### **Large Front Driveway**

Gravelled with ample parking space and extra standing for caravan, motor home etc. Double gates giving access to:-

## **Extended Block Paved Driveway**

### **Double Garage**

17'11" x 17'05"

Brick built with two double opening doors. Power and lighting. Side access door.

### **Gardens**

A large gravel driveway sweeps up to the front of this beautiful home which benefits from well landscaped attractive open plan gardens and lawned area. To the right of the bungalow double opening gates give access over the spacious block paved driveway which leads to the detached double garage where you will marvel at the eye catching large garden behind. This pretty, good sized space is raised on two levels giving you glorious views across the open countryside. The garden has been lovingly maintained and features matures trees and shrubs which provide a stunning back-drop against the well tended lawns and pretty flower and shrub borders. A patio area is strategically positioned to enjoy the benefit of the sunny summer days and a block paved pathway winds you through to the most private second tier part of this garden which you will find tucked away a most gorgeous summer house which commands views across to the wash. This large lawned garden area also includes a greenhouse, potting shed and vegetable garden which again enjoys the benefit of a stunning well established back drop of mature trees and shrubs with maximises it's privacy. This garden is an absolute dream for the green fingered.

### **Tenure**

Freehold

### **Council Tax Band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - D Amount payable for the year 2018 is £1,598.87

### **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire.  
Tel 01507 462277

### **Making an Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

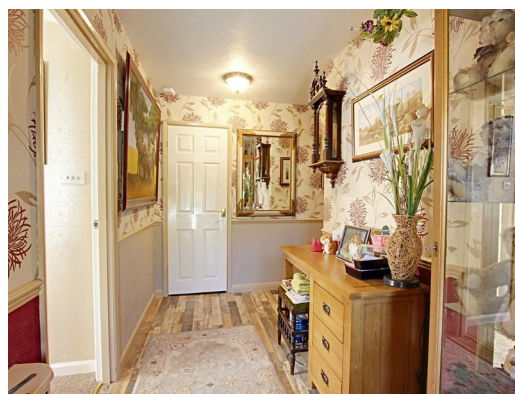
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Website**

All details also available on our website [www.choiceproperties.co.uk](http://www.choiceproperties.co.uk)

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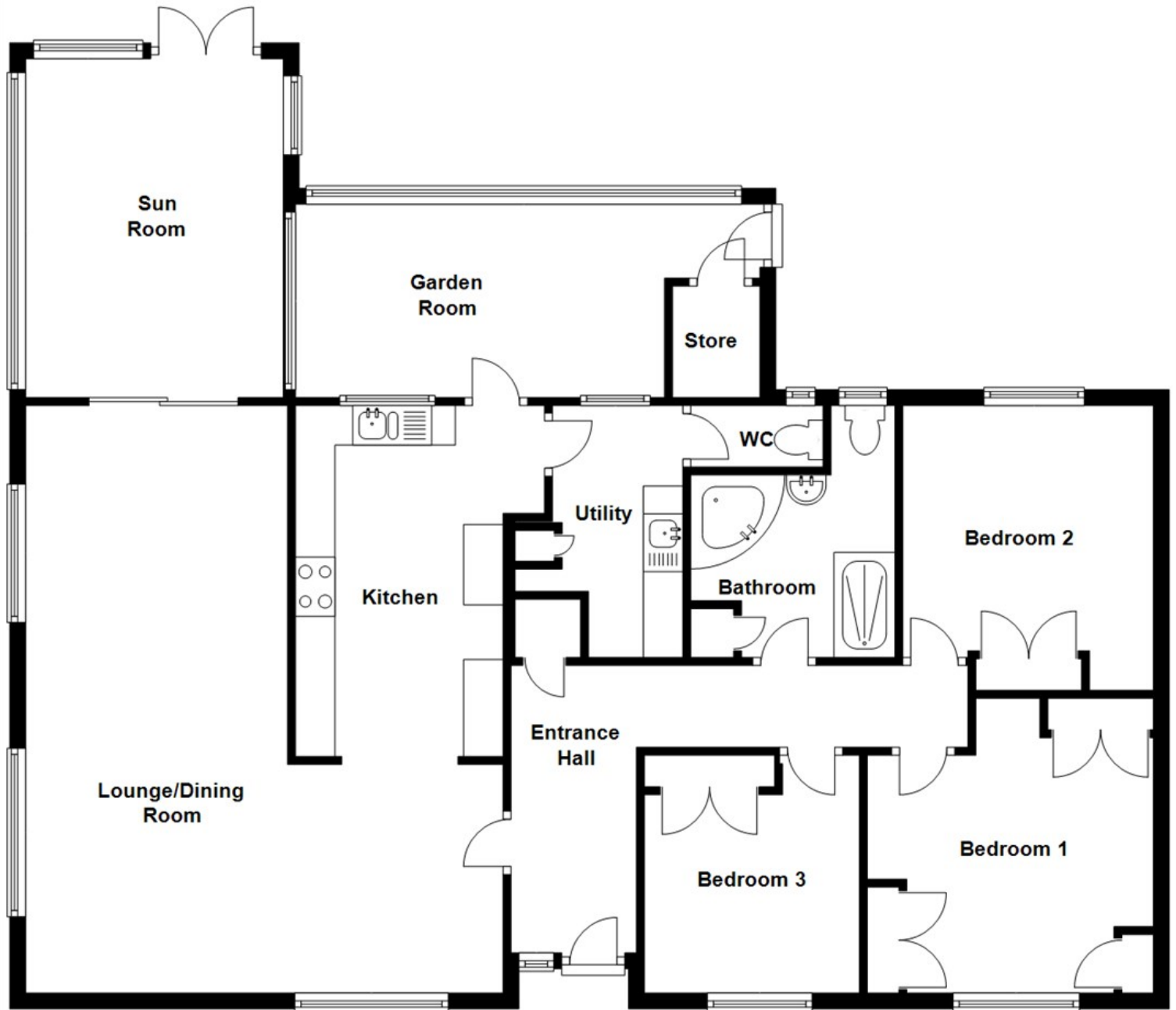








## Ground Floor



# Directions

Please enter the postcode PE23 4AY into your sat nav. After you enter Fen Lane Barrow Lodge is the second bungalow on your right hand side. The lane operates a one way system once you enter the lane.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

