



Crook-a-Lune

Main road, Keal Cotes, Spilsby. PE23 4AG



A spacious two bedroom property, rich with potential for refurbishment and extension (subject to the necessary consents) occupying a generous quarter acre (sts) plot in Keal Cotes, with convenient access to the A16 between Spilsby and Boston. Enjoying an East-West perspective, with the rear garden enjoying sunlight from mid-morning onwards, the property benefits from a considerable living room, breakfast kitchen, two bedrooms and bathroom. There is a garage and coal store and garden spaces to front and rear. Ample off road parking is provided by the long driveway.



Crook-a-Lune, Keal Cotes, Spilsby

ACCOMMODATION

Entrance Lobby having uPVC obscure double glazed entrance door, built in cupboard with space for and appliances, plus shelving; carpeted floor and ceiling light. Door to:

Living Room having uPVC double glazed window to front aspect; tiled fireplace, carpeted floor, TV point, light to ceiling with ceiling rose, decorative cornices and power points. Door to hallway and to:

Breakfast Kitchen having uPVC double glazed window and obscure patio door to side aspect; a good range of storage space to base and wall levels, 1 1/2 bowl sink and drainer, oven and grill, four ring hob beneath extractor fan. Carpeted floor, radiator, ceiling light and power points.

Hallway with carpeted floor and loft access hatch. Doors to further accommodation including;

Bathroom having uPVC obscure double glazed window to side aspect; panel bath, pedestal wash hand basin and low level WC. Carpeted floor, tiles to half height to walls, radiator, ceiling light and electric pull fan heater.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to rear aspect; built in wardrobe space and airing cupboard, carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The front garden is laid to lawn with landscaped plant beds housing mature roses to the border and centre. The concrete driveway provides ample off road parking for multiple vehicles and is planted by further established plant beds. It continues down to the **Garage** with up and over manual door to front, concrete floor, uPVC double glazed obscure windows to side and ceiling light. Wood obscure glazed door to rear, to coal store.

The rear garden is laid to lawn, with established trees throughout and hedged boundaries. Wrapping around the garage, the lawn is of a generous size.

East Lindsey District Council – Tax band:C

ENERGY PERFORMANCE RATING: E

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

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