



**The Bungalow**  
Fen Road, East Kirkby, Spilsby, Lincolnshire. PE23  
4DD

**BELL**



## The Bungalow

Fen Road, East Kirkby

The Bungalow is a spacious, well-presented property, enjoying formal and further grounds including a large paddock to the rear – in all occupying a plot of approx. 1.7 acres (sts). Providing generous living accommodation, with an East-West orientation enjoy sunlight throughout the day, the property boasts a large lounge, stepping through to dining room and kitchen, alongside three bedrooms, family bathroom and separate W/C. A wide single garage and driveway provide parking spaces.

The land comprises of initial, lawned, front and rear gardens, a side drive access; largely grassed space behind the rear garden then a fenced paddock which continues northwards to complete the L-shaped plot.

East Kirkby village, the centre of which is approx. half a mile North of The Bungalow is home to a village shop, nursery, pub and the Lincolnshire Aviation Heritage Centre, which boasts a taxiing Lancaster Bomber. The village is well-situated in mid-Lincolnshire with a full range of services and amenities at a convenient distance: Mareham le Fen (four miles) and Stickney (seven) offer further village shops, and primary plus (at Stickney only) secondary schooling alongside a doctor's surgery; while the market towns of Spilsby (six miles) and Horncastle (nine) provide a further range of services and schooling.

### ACCOMMODATION

**Storm Porch** having composite double glazed front entrance door with window alongside to:



**Hallway** with wood effect flooring, radiators and ceiling lights. Doors to accommodation including:

**Living Room** having uPVC double glazed bow window to front, window to side aspect; stone style fireplace with electric fire inset, wood effect flooring, TV point, ceiling and wall lights and power points. French doors to:

**Dining Room** with uPVC double glazed French doors to rear, window to side aspect; tiled floor, radiator, ceiling light and power points. Open arch to:

**Kitchen** having uPVC double glazed window, obscure patio door to rear grounds; a good range of modern storage units to base and wall levels, 1 ½ bowl sink and drainer to roll edge work surface with space and connections for under counter washing machine, dryer, dishwasher; upright fridge-freezer, Cooke & Lewis oven, induction hob beneath extractor. Tiled floor, ceiling lights and power points. Door to hallway.

**Bathroom** having uPVC double glazed obscure window to rear aspect; corner bath, shower cubicle, pedestal wash hand basin. Tile effect flooring, tile effect walls, radiator.

**Separate Toilet** with uPVC double glazed obscure window to rear aspect; tile effect flooring, low level WC and ceiling light

**Bedroom 2** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom 1** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom 3** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

## OUTSIDE

The property is approached to the front, via a driveway providing off road parking for multiple vehicles and leading to the wide **Garage**, with up and over door, power



and lights; and two **Stores** to the rear – the larger stepping out into the 'formal' rear garden. This space, fenced to ensure a child and pet friendly, secure area, is laid to lawn.

A further drive access leads up the other side of the property, and to further land beyond the 'formal' rear garden, continuing eastwards down to the fenced paddock, which extends at 90 degrees beyond the line of the initial property. In all, the land totals approx. one and two thirds of an acre (sts).

**East Lindsey District Council – Tax band: C**

**ENERGY PERFORMANCE RATING: tbc**

**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.

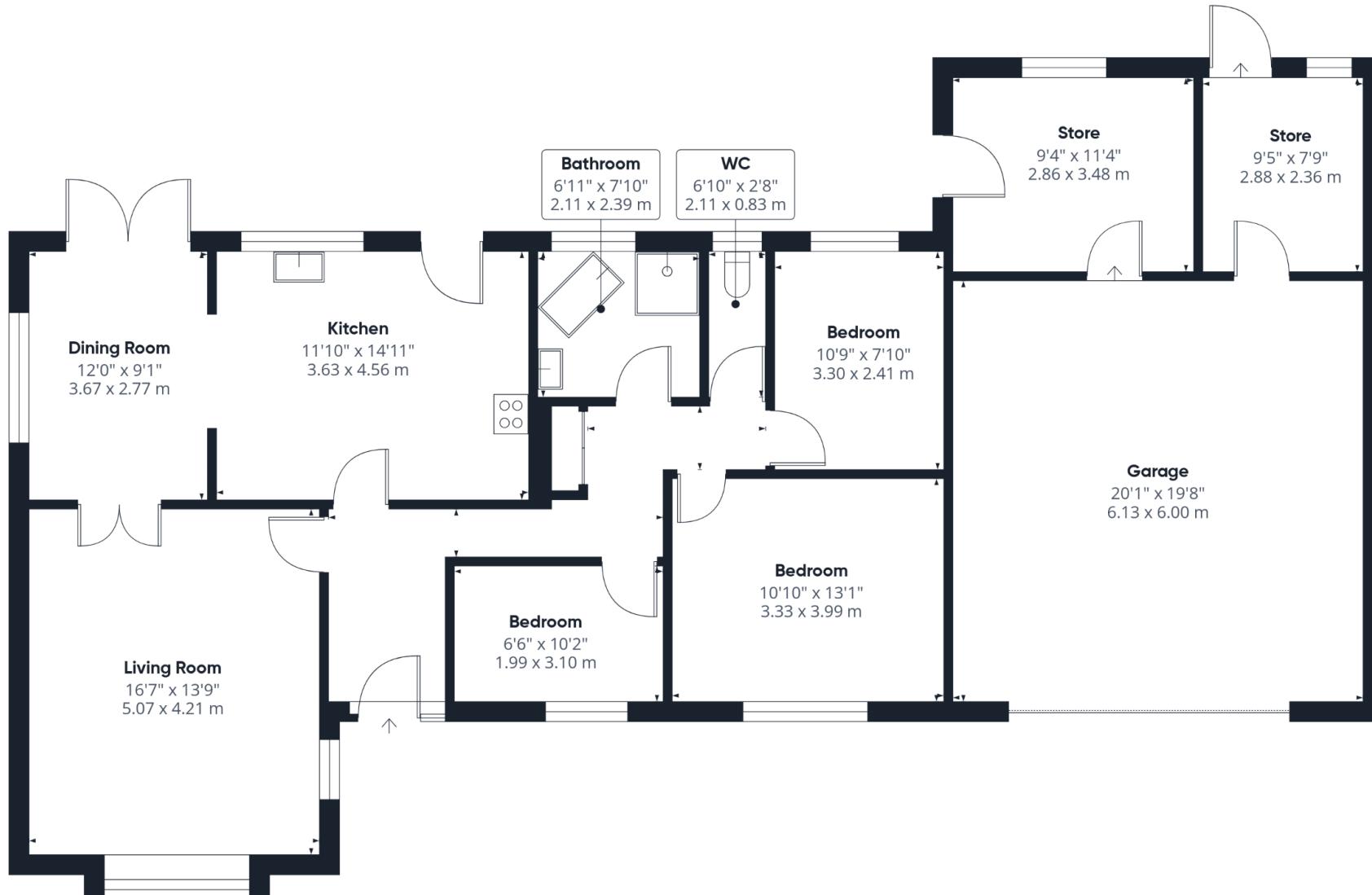
**VIEWING:** By arrangement with the agent's Horncastle Office

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(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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