



**£350,000**

The Poplars, Fen Road, Keal Cotes, Spilsby, Lincolnshire PE23 4AF

**SHARMAN BURGESS**

**The Poplars, Fen Road, Keal Cotes, Spilsby,  
Lincolnshire PE23 4AF  
£350,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL (L-SHAPED)**

Having partially obscure glazed front entrance door with obscure glazed side panel, two radiators, coved cornice, two ceiling light points, access to roof space, airing cupboard housing the hot water cylinder and slatted linen shelving.

**LOUNGE**

19' 9" x 13' 2" (6.02m x 4.01m) (both maximum measurements)  
Having window to front aspect, radiator, two ceiling light points, TV aerial point, feature fireplace with log burner set within an Oak surround and display mantle. Archway through to: -

Sitting on a plot of approximately 0.25 Acres (s.t.s) is this large detached bungalow which is extremely well presented by the current owners, having undergone a scheme of modernisation. The accommodation comprised an L-shaped entrance hall, lounge with high specification log burner, dining room and conservatory, refitted breakfast kitchen with integrated appliances, three double bedrooms, with bedroom one having an en-suite shower room and there is also a four piece family bathroom. The property benefits from well maintained gardens to the front, side and rear, garage with electric door, utility room and a timber summerhouse/home office (to be included within the sale) situated in the rear garden.



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### DINING ROOM

11' 6" x 9' 5" (3.51m x 2.87m) (both maximum measurements)

Having window to side aspect, radiator, ceiling light point.

### CONSERVATORY

13' 2" x 9' 9" (4.01m x 2.97m) (both maximum measurements)

Of brick and uPVC double glazed construction with polycarbonate roof. Accessed from the lounge, having French doors leading to the garden, served by power and lighting.

### BREAKFAST KITCHEN

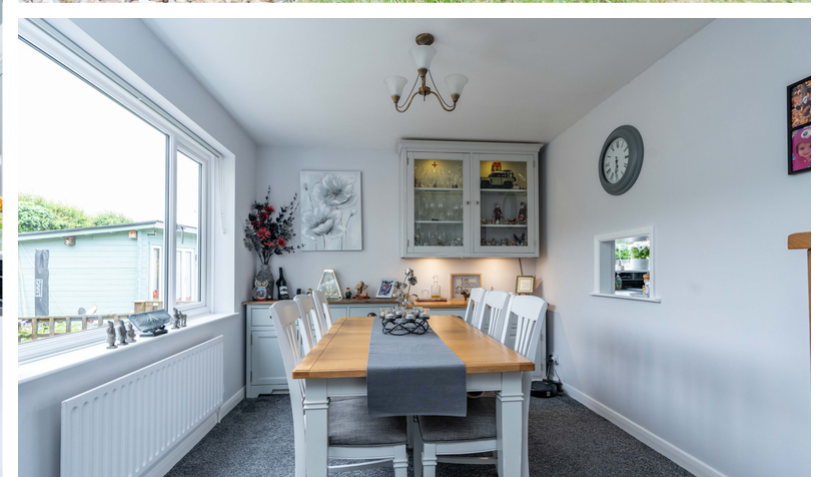
17' 9" x 11' 5" (5.41m x 3.48m) (both maximum measurements)

Having a refitted and modernised kitchen comprising roll edge work surfaces, inset one and half bowl sink and drainer unit with mixer tap, extensive range of base level storage units, drawer units and wall units, integrated fridge and freezer, integrated dishwasher, integrated waist height double fan assisted oven and grill, integrated four ring induction hob with illuminated stainless steel fume extractor above. Breakfast bar seating area, two windows to rear aspect, door to garden, coved cornice, ceiling recessed lighting.

### BEDROOM ONE

12' 10" x 11' 5" (3.91m x 3.48m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in wardrobes with hanging rails and shelving within.



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### EN-SUITE SHOWER ROOM

Having a three piece suite comprising WC, pedestal wash hand basin, shower cubicle with wall mounted Mira electric shower and bi-fold shower screen, fully tiled walls, coved cornice, ceiling light point, obscure glazed window to rear aspect, radiator.

### BEDROOM TWO

14' 9" x 12' 1" (4.50m x 3.68m) (both maximum measurements)  
Having window to front aspect, radiator, coved cornice, ceiling light point, built-in wardrobe.

### BEDROOM THREE

12' 1" (maximum measurement) x 9' 9" (maximum measurement including built-in wardrobe) (3.68m x 2.97m)  
Having window to front aspect, radiator, coved cornice, ceiling light point, built-in wardrobe with hanging rail and shelving within.

### FAMILY BATHROOM

Having a four piece suite comprising panelled Jacuzzi bath with wall mounted mains fed shower, hand held shower attachment and fitted screen, pedestal wash hand basin, bidet, WC, extended tiled splashbacks to the bath area and remaining walls tiled to approximately half height, obscure glazed window to rear aspect, coved cornice, ceiling light point, extractor fan, heated towel rail.

### EXTERIOR

The property is situated on a plot of approximately 0.25 Acres (s.t.s) and has gated access leading to a gravelled driveway which provides ample off road parking and hardstanding as well as access to the garage. The front garden is predominantly laid to lawn and benefits from fencing to the front boundary and flower and shrub borders. The front garden is served by outside power and lighting.



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### **GARAGE**

14' 8" x 8' 9" (4.47m x 2.67m)

Currently used as a workshop. Having electric roller door, access to roof space, served by power, tap and lighting as well as an electric hook up for a caravan/motorhome. Door through to: -

### **UTILITY ROOM**

8' 10" x 8' 9" (2.69m x 2.67m)

With personnel door to rear garden, stainless steel sink and drainer unit, base level storage units, drawer units, walls units, plumbing for automatic washing machine, space for condensing tumble dryer, space for twin height fridge freezer, obscure glazed window to side aspect, electric consumer unit, Firebird Enviromax oil central heating boiler.

### **REAR GARDEN**

Being extremely well presented, comprising paved seating areas, further gravelled seating areas and a large area of lawn with well stocked flower and shrub borders. Both the side and rear gardens have been planted with a variety of Acer trees. The gardens are fully enclosed by fencing and house the oil tank. The rear garden is served by external tap and lighting.

### **TIMBER SUMMERHOUSE**

12' 2" x 8' 9" (3.71m x 2.67m)

Having French doors, two windows, served by power and lighting. Currently used as a craft room but in the agents opinion could make a fantastic home office.

### **SERVICES**

Mains water, drainage and electricity are connected to the property. The property is served by oil fired central heating.



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REFERENCE

26380566/02062023/ELW



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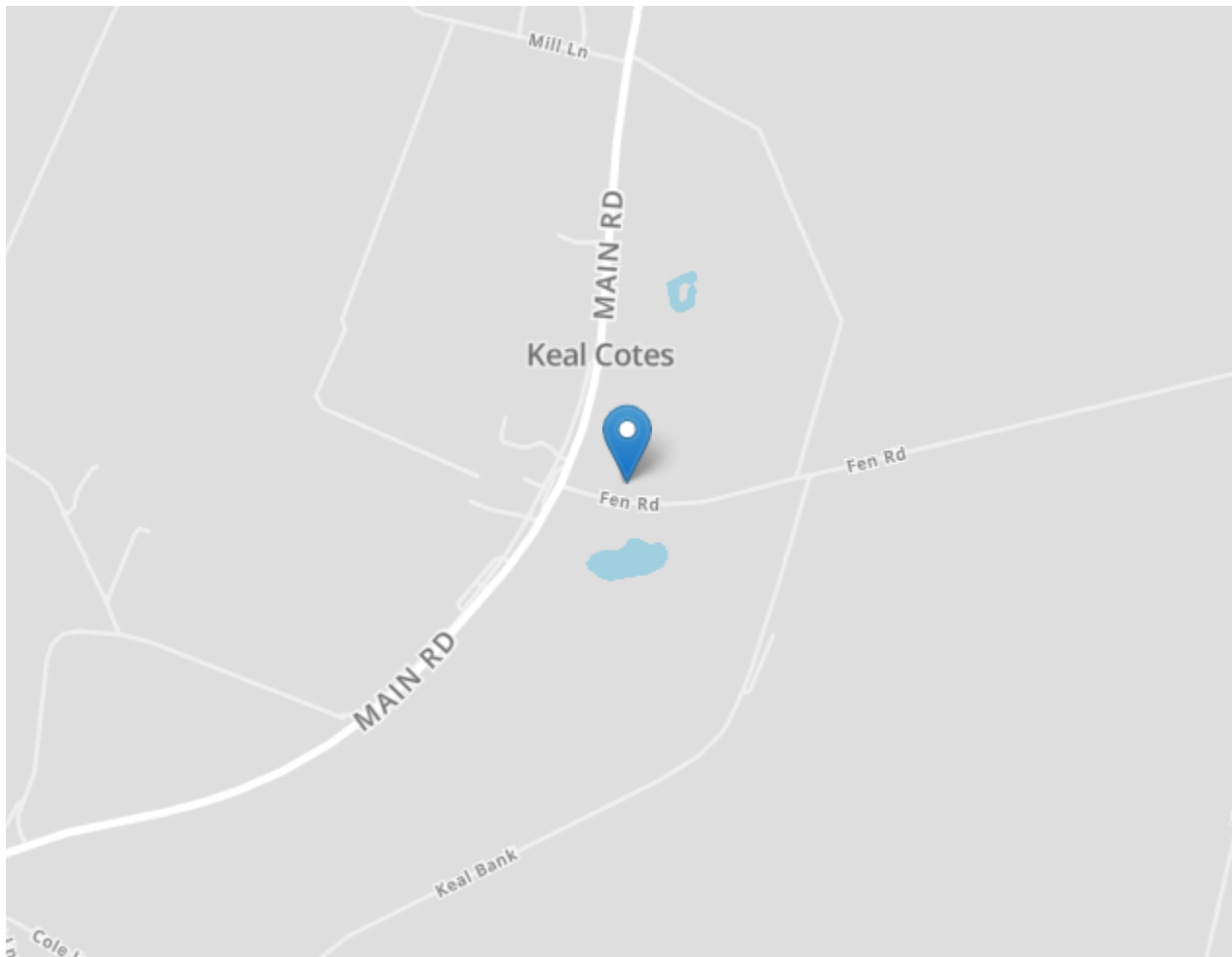
## AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

### Ground Floor

Approx. 148.6 sq. metres (1599.1 sq. feet)



Total area: approx. 148.6 sq. metres (1599.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	