



**£215,000**

6 Fen Road, East Kirkby, Spilsby, Lincolnshire PE23 4DB

**SHARMAN BURGESS**



**6 Fen Road, East Kirkby, Spilsby, Lincolnshire  
PE23 4DB  
£215,000 Freehold**

**ACCOMMODATION**

**ENTRANCE LOBBY**

Having partially obscure glazed front entrance door, ceiling light point, radiator, door to cloak cupboard with coat hooks and shelving within.

**LOUNGE**

16' 1" x 14' 1" (4.90m x 4.29m)

Having dual aspect windows, two radiators, two ceiling light points, TV aerial point, telephone point, wall mounted central heating thermostat.

A detached bungalow being offered for sale with NO ONWARD CHAIN and situated in the village of East Kirkby, on the edge of the picturesque Lincolnshire Wolds. The property could benefit from a little updating and has accommodation comprising an entrance lobby, lounge, kitchen diner, two bedrooms, conservatory and a shower room. Further benefits include a driveway providing off road parking, larger than average garage and an approximate westerly facing rear garden.



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### KITCHEN DINER

12' 8" (maximum) x 8' 2" (maximum) (3.86m x 2.49m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated waist height double oven and grill, four ring electric hob, plumbing for automatic washing machine, tiled floor, radiator, ceiling mounted strip light, window to side aspect, obscure glazed side entrance door, wall mounted Manrose extractor fan.

### INNER HALLWAY

With access to roof space, ceiling light point.

### BEDROOM ONE

12' 8" x 10' 7" (3.86m x 3.23m)

Having window to rear aspect, radiator, two ceiling light points, built-in wardrobe with overhead storage locker, airing cupboard housing the hot water cylinder.

### BEDROOM TWO

11' 5" x 8' 3" (3.48m x 2.51m)

Having radiator, ceiling light point, double doors through to: -

### CONSERVATORY

18' 4" (maximum) x 8' 7" (5.59m x 2.62m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having tiled floor, radiator, power, wall mounted lighting, double doors leading to the rear.



**SHARMAN  
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### SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, pedestal wash hand basin, WC, obscure glazed window to side aspect, radiator, ceiling light point.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides off road parking. Wrought iron side gates lead to the remainder of the driveway which extends to the right hand side of the bungalow and provides further off road parking, is served by outside tap and light and also provides vehicular access to the garage. There is a low maintenance front garden and low level picket fencing to the front boundary.

### SINGLE GARAGE

20' 2" x 11' 9" (6.15m x 3.58m)

Having up and over door, served by power and lighting, window to rear aspect, personnel door leading to the garden.

### REAR GARDEN

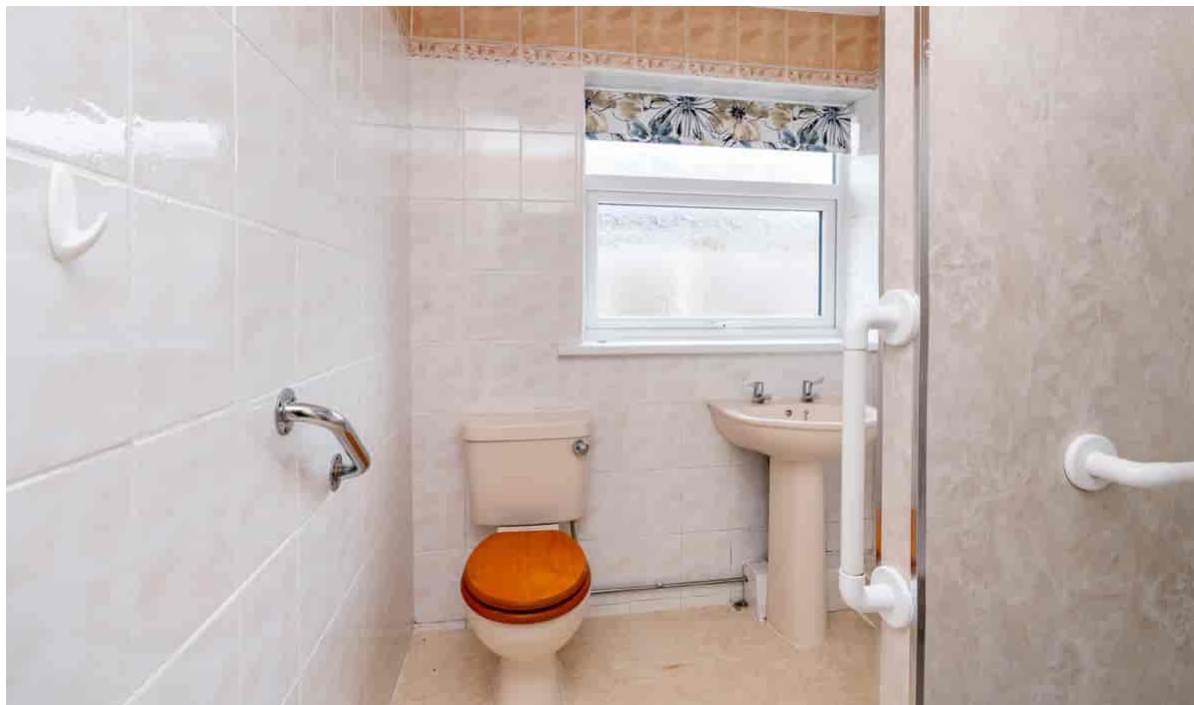
The garden enjoys a pleasant approximate westerly aspect and initially comprises a hardstanding seating area providing entertaining space, with the remainder of the garden being predominantly laid to lawn with well stocked flower and shrub borders. The garden houses a concrete slab suitable for housing a greenhouse or storage shed. The garden also houses the oil tank and floor mounted oil central heating boiler. The garden is fully enclosed by a mixture of wall and fencing.

### SERVICES

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

### REFERENCE

03092024/26696324/MIL





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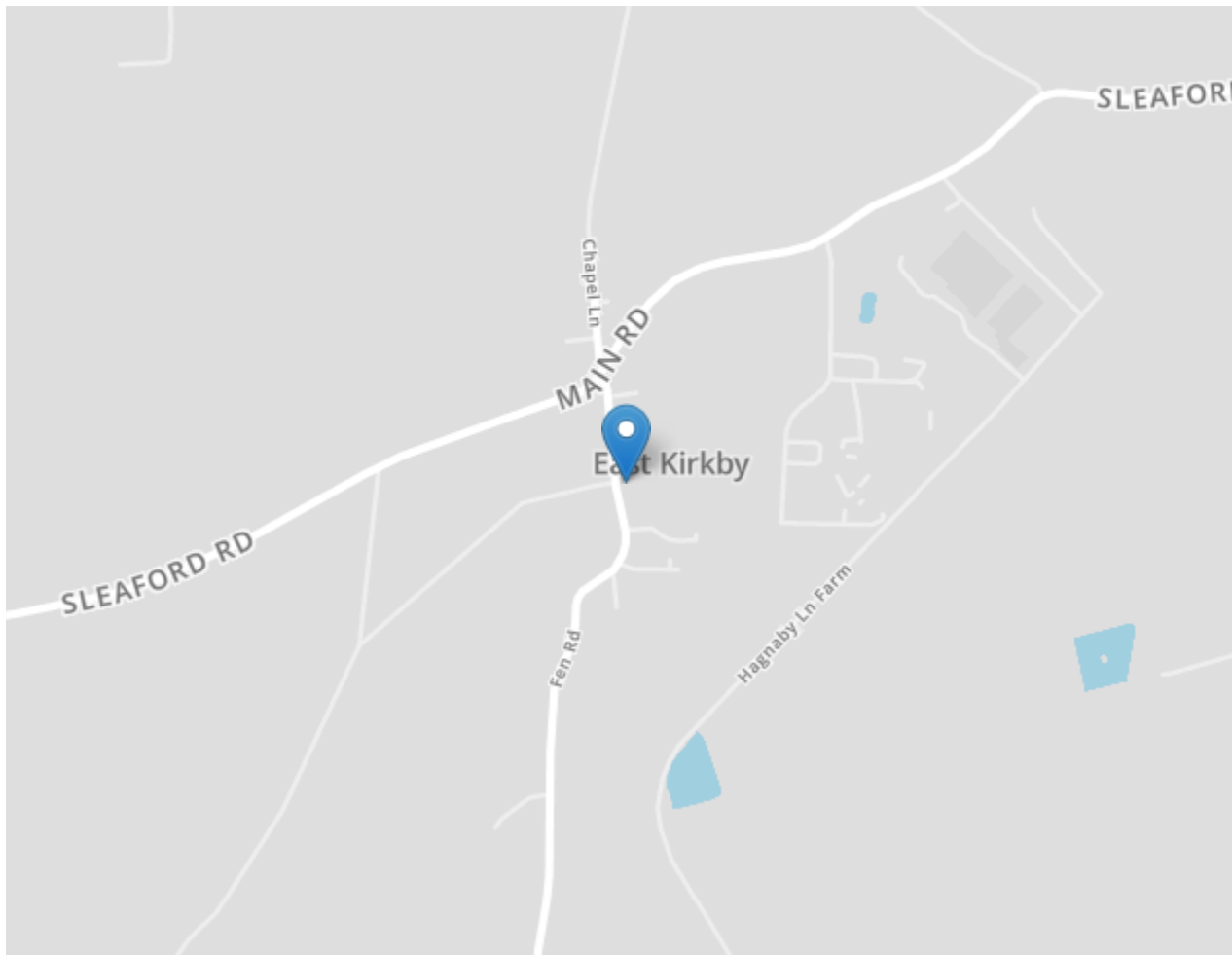
## AGENT'S NOTES

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.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

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. 79.5 sq. metres (855.9 sq. feet)



Total area: approx. 79.5 sq. metres (855.9 sq. feet)

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t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk



| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92+) <b>A</b>                              |           | <b>95</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>71</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England, Scotland & Wales                   |           | EU Directive 2002/91/EC |