



Fenside, East Kirkby, Spilsby, PE23 4DD

- Well presented, REFURBISHED and SPACIOUS 2,000 sq ft detached COTTAGE on a GENEROUS 0.24 ACRE plot and potential option to RENT adjacent acreage FIELD for circa £1k pa
- SEMI-RURAL setting with countryside and wood VIEWS, ESTABLISHED fenced GARDENS, lawn, vegetable plots, SUMMER house (with light and power), NEW 2021 DECKING, 2 sheds including NEW 2024, wood store
- TEN SOLAR PANELS fully paid for, UPVC double glazing including FRENCH and NEW front doors, CENTRAL HEATING with Worcester boiler serviced annually, NEW LPG tank, TWO wood BURNERS
- Fitted KITCHEN BREAKFAST ROOM including soft closure and ceramic sink, Rangemaster gas RANGE COOKER with 5 ring hob, standard and warming ovens, space/plumbing fridge freezer, dishwasher
- FOUR DOUBLE bedrooms (including downstairs), FOUR GENEROUS receptions (totalling 658 sq ft!), downstairs SHOWER ROOM and upstairs 89 sq ft BATH & SHOWER room)
- NEW 2024 wooden GARAGE WORKSHOP (on concrete hard standing, including windows, vehicular and pedestrian doors), PARKING x 4 including CARAVAN if required, and roller shutter STORAGE UNIT
- LOUNGE with wood burner, SITTING room with exposed timber ceiling beam and feature fireplace having wood burner, family room with external FRENCH doors, NEW 2024 UPVC double glazed CONSERVATORY
- UTILITY room with sink, space/plumbing 2 appliances and slide out double fronted pantry unit, Full sized BOOT ROOM

Guide Price £400,000



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DESCRIPTION

Well presented, refurbished and spacious 2,000 sq ft, 4 double bedrooms, 4 generous receptions (totalling 658 sq ft!), 2 bath/shower rooms, detached cottage (including downstairs bedroom and shower room), on a generous 0.24 acre plot (with potential option to rent adjacent acreage field for circa £1k pa), in a semi-rural setting with countryside and wood views, all in a desirable location with country walks on outskirts of East Kirkby village that includes general store and pub, and the property is only 11 minutes/6.4 miles from well serviced historic market town.

Outside is the new 2024 wooden garage workshop (on concrete hard standing, including windows, vehicular and pedestrian doors), parking x 4 including caravan if required, roller shutter storage unit, established fenced gardens, lawn, vegetable plots, summer house (with light and power), new 2021 decking, 2 sheds including new 2024 and a wood store.

It also benefits from 10 solar panels fully paid for, UPVC double glazing including new front door, central heating with Worcester boiler serviced annually, new LPG tank, two wood burners, remote controlled glass panel electric heaters, new October 2023 Klargester style domestic treatment plant, external light, power and water supplies.

The property consists of entrance porch, lounge with wood burner and built in cupboard, sitting room with exposed timber ceiling beam and feature fireplace having wood burner, family room with external French doors, new 2024 UPVC double glazed conservatory, fitted kitchen breakfast room (including soft closure and ceramic sink, Rangemaster gas range cooker with 5 ring hob, standard and warming ovens, space/plumbing fridge freezer, dishwasher), utility room (with sink, space/plumbing 2 appliances and slide out double fronted pantry unit), full sized boot room, downstairs fourth double bedroom, downstairs modern shower room with frameless walk-in shower, upstairs 89 sq ft modern bath and shower room and 3 further double bedrooms





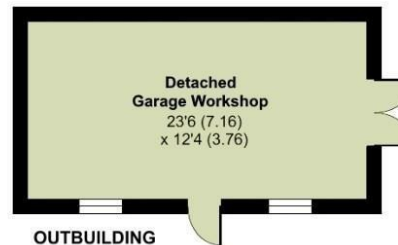
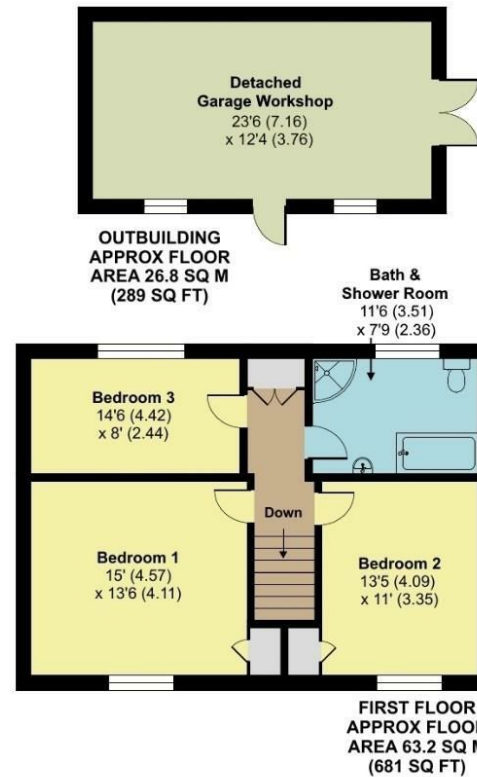
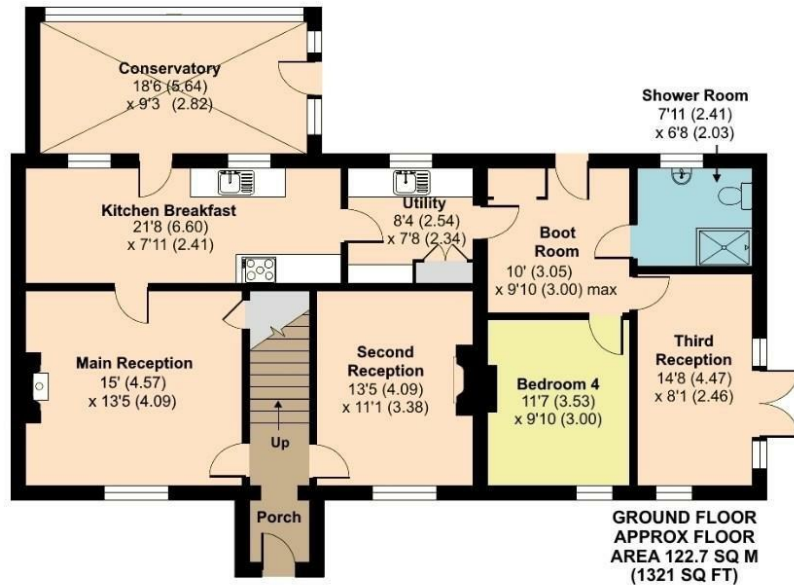
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Approximate Area = 2002 sq ft / 185.9 sq m

Outbuilding = 289 sq ft / 26.8 sq m

Total = 2291 sq ft / 212.8 sq m

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hunters Property Group. REF: 1150537

Viewings

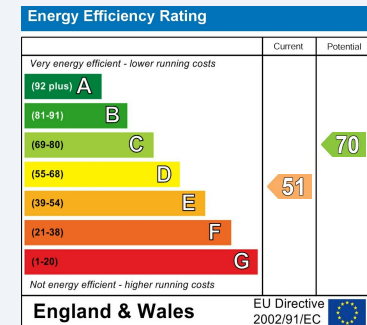
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.