

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



1 School Lane

East Keal, Spilsby, PE23 4AU

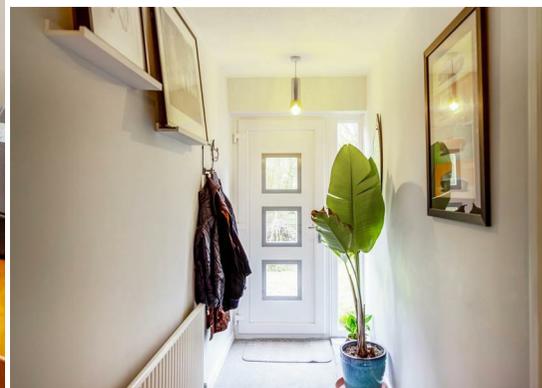
Asking Price £325,000



## 1 School Lane

East Keal, Spilsby, PE23 4AU

A delightful 3 bedroom bungalow in turn key condition located in one of the most sort after villages in the area East Keal, Lincolnshire. The bungalow is in very good order throughout and comprises of; three bedrooms, cloakroom, shower room, lounge, utility and kitchen diner, all sensibly laid out capturing the light and greenery. The home has a wrap around garden offering different zones with rural views front and back as well as a garage and off street parking. Located in East Keal, with a church and countryside walks, not far from the A16 which links Boston to Spilsby which is just over a couple of miles north for your local shops and amenities. Please call Bruce Mather on 01205365032 to arrange a viewing on this special property.





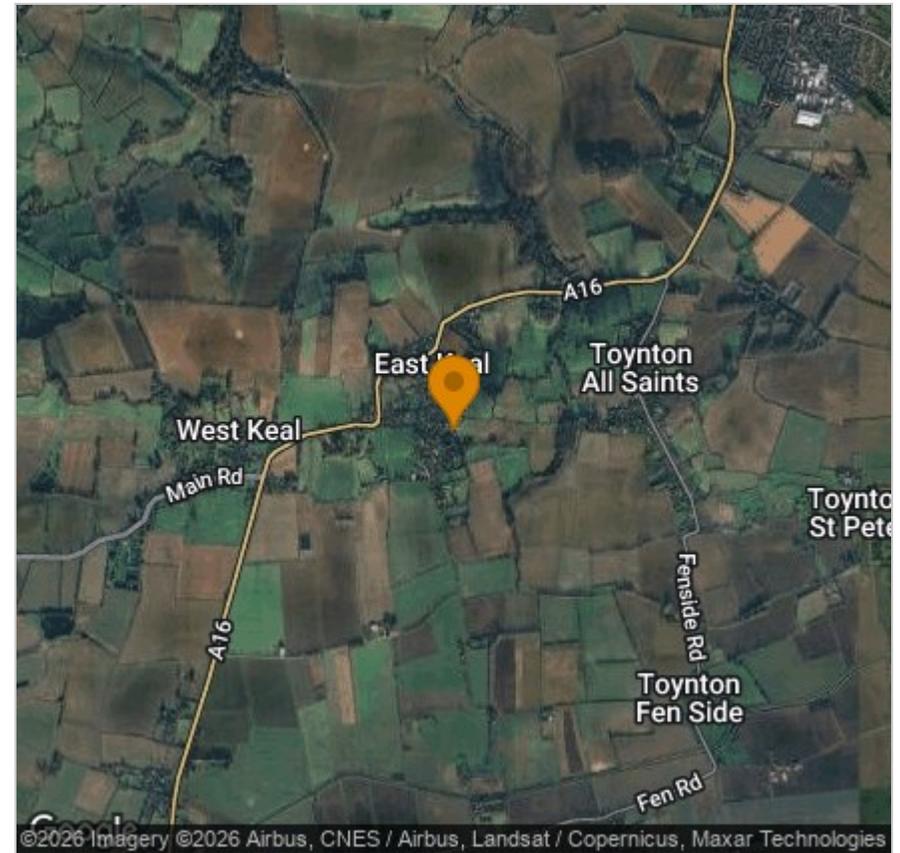
# Floor Plan



Total area: approx. 109.5 sq. metres (1178.6 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.

# Area Map



# Viewing

Please contact our Boston Residential Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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