



**£240,000**

Fern Dale, Blacksmith Lane, East Keal, Spilsby, Lincolnshire, PE23 4AZ

**NEWTON**FALLOWELL



Fern Dale, Blacksmith Lane, East Keal  
Spilsby, Lincolnshire, PE23 4AZ  
£240,000 Freehold

NEWTONFALLOWELL 

Fern Dale is a detached bungalow on a plot of approximately 0.24 acre, subject to survey and set within the sought after rural village of East Keal on the southern edge of the Lincolnshire Wolds but with easy access to the A16.

The bungalow is initially entered via a front entrance porch which leads to an L-shaped entrance hall with wood effect flooring and access to all rooms. The lounge has a window to the front and a feature fireplace. The dining kitchen has two windows and a part glazed door to the rear, tile effect flooring, base & wall units and plenty of room for a dining table. Bedroom one has a window to the front and fitted wardrobes. There are two further bedrooms, one to the front and one to the rear. A wet room with a window to the rear completes the living accommodation.

Outside the gardens are private, not overlooked and fully enclosed. From Blacksmith Lane, a driveway to the right hand side of the property leads to the rear of the property where there is parking and a garage/workshop which has an up-and-over door, window & service door to side, light and power. The front garden is laid to lawn and enclosed by hedging whilst the rear garden is also fully enclosed and laid to lawn with beds & borders and concrete footpaths.

If you are looking for a detached bungalow in a village location and on a good sized plot then do not hesitate to call us on 01790 755222 as we anticipate this property will not be available for an extended period and will have lots of interest.



## WELCOME TO FERN DALE

The accommodation in brief comprises:

### ENTRANCE HALL

### LOUNGE

14'0" x 14'0" (4.27m x 4.27m)

### DINING KITCHEN

24'2" x 8'0" (7.39m x 2.44m)

### BEDROOM ONE

12'0" x 9'3" (3.66m x 2.84m)

### BEDROOM TWO

11'5" x 10'8" (3.48m x 3.26m)

### BEDROOM THREE/STUDY

8'5" x 8'3" (2.57m x 2.54m)

### WET ROOM

### GARAGE/WORKSHOP

20'11" x 9'8" (6.40m x 2.95m)

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Are Valued!*

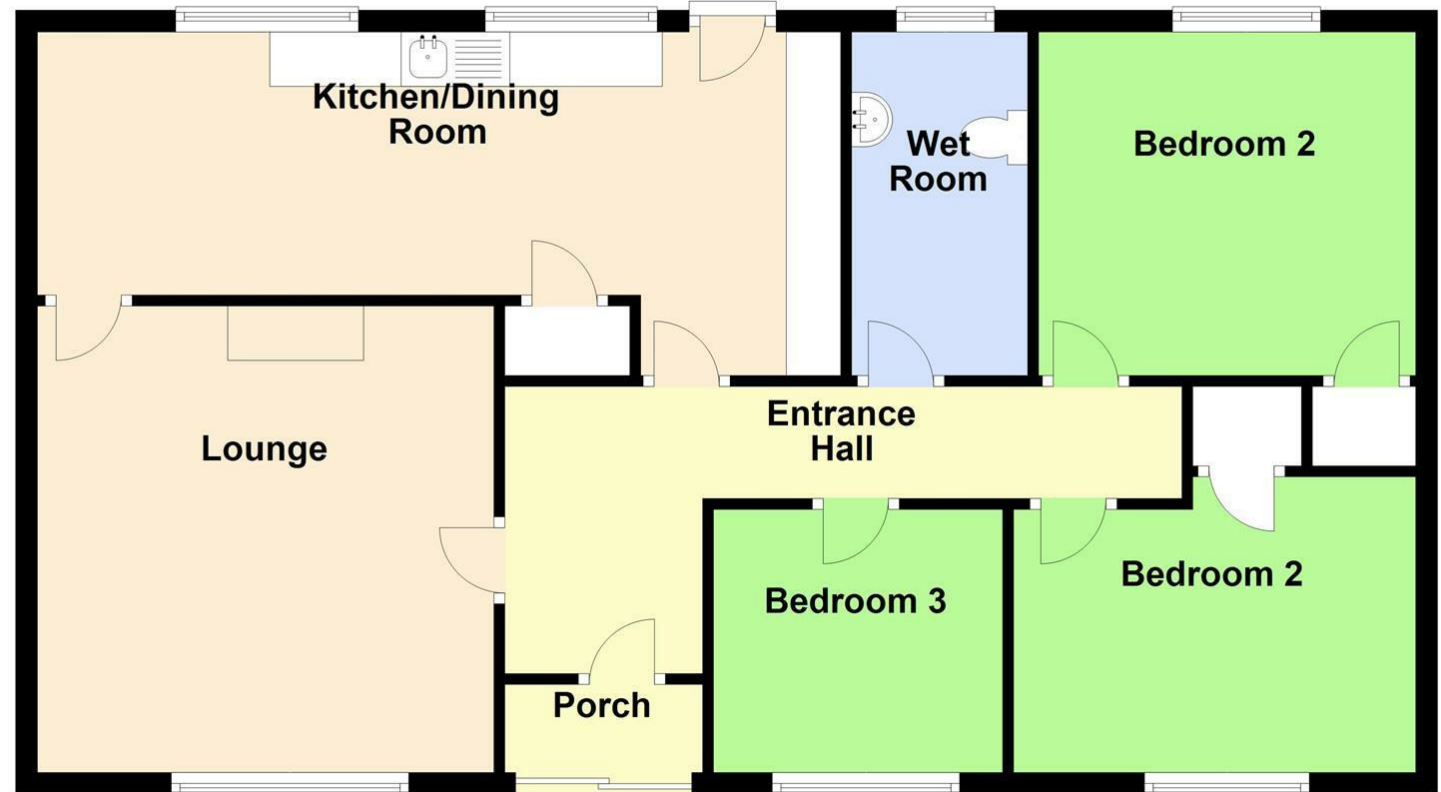
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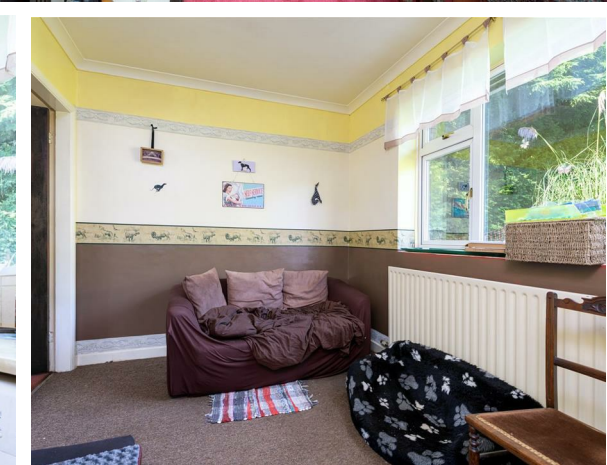
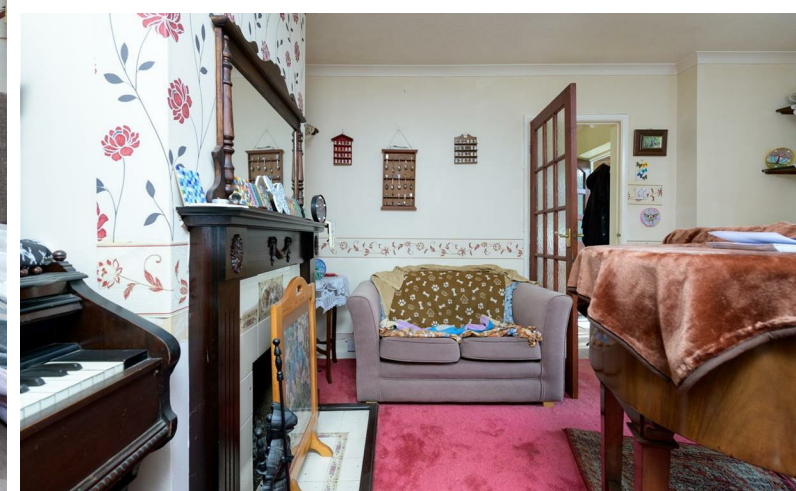


## Ground Floor

Approx. 86.7 sq. metres (933.1 sq. feet)



Total area: approx. 86.7 sq. metres (933.1 sq. feet)





  
**NEWTON**  
FALLOWELL



## THE PLOT

The property occupies a plot of approximately 0.24 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via a LPG fired boiler served by radiators and the property is double glazed. The current council tax is band C.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

## AGENT'S NOTES

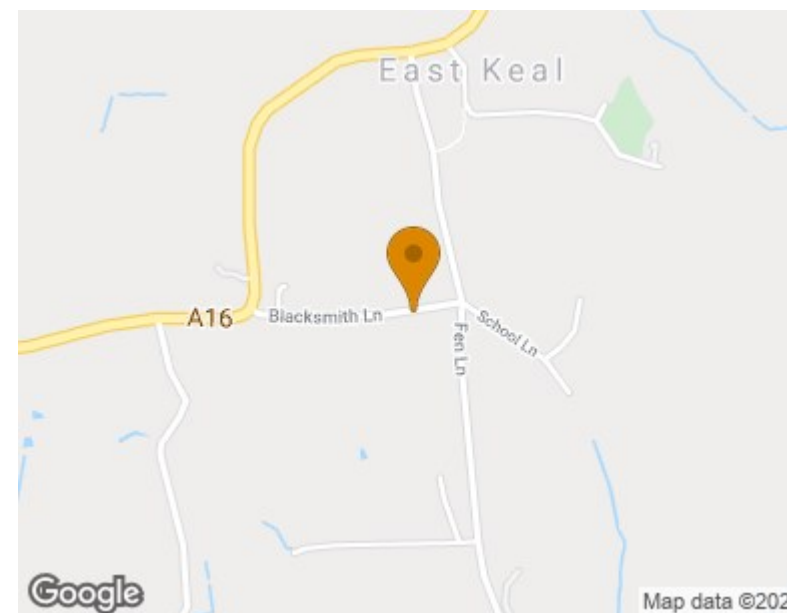
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These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01790 755222.



t: 01790 755222  
e: spilsby@newtonfallowell.co.uk  
www.newtonfallowell.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	