

SPIYE HOUSE MAIN ROAD WEST KEAL SPILSBY PE23 4BE



A substantial detached four double bedroom family residence, originally built in 1876, with hardwood double glazing and oil fired central heating, located in the centre of this popular village on the southern edge of the Lincolnshire Wolds and set in mature grounds extending to approximately 0.5 of an acre sts.

The accommodation includes reception lobby, sitting room, dining room, breakfast area, kitchen, laundry room, cloakroom, bedroom one with en suite shower room, bedroom two, family bathroom, bedroom three with en suite shower room, bedroom four, integral double garage, summer house, fine views up to the church.

Offers in the region of £280,000

TURNER
EVANS
STEVENS
LIMITED

Estate Agents
Valuers
Auctioneers
Surveyors

GRIMSBY

21 St Mary's Gate DN31 1JE
T 01472 362020 F 362040

LINCOLN

12 New land LN1 11 ID
T 01522 511665 F 511830

LOUTH

6 Cornmarket LN11 9PY
T 01507 601633 F 603917
also

1 Queen Street LN11 9AU
T 01507 602264 F 600036

MABLETHORPE

16d Victoria Road LN12 2AQ
T 01507 473476 F 479852

SKEGNESS

32 Roman Bank PE25 2SL
T 01754 766061 F 610382

SPILSBY

34 High Street PE23 5JH
T 01790 752151 F 754537

SUTTON ON SEA

2 Evergreen Walk
High Street LN12 2SW
T 01507 441166 F 443481

WOODHALL SPA

10 The Broadway LN10 6ST
T 01526 354111 F 354222

www.tes-property.co.uk

LINCOLNSHIRE'S LEADING ESTATE AGENCY GROUP

Registered in England 03710262

ACCOMMODATION

RECEPTION LOBBY

With central heating radiator and stripped pine floor.

SITTING ROOM

13' 8" x 14' 2" (4.17m x 4.32m) With brick fireplace with oak mantle over, central heating radiator, double glazed window and stripped pine floor.

DINING ROOM

13' 8" x 14' 1" (4.17m x 4.29m) With fireplace with original surround and mantle over, under stairs cupboard, central heating radiator, double glazed window and stripped pine floor.

BREAKFAST AREA

10' 2" x 11' 2" (3.1m x 3.4m) With central heating radiator, double glazed window and quarry tiled floor.

OPEN PLAN TO:

KITCHEN

11' 7" x 9' 11" (3.53m x 3.02m) With Belfast sink with cupboard under, wooden worktop with pine cupboards under, built in pine cupboard, central heating radiator and quarry tiled floor.

LAUNDRY ROOM

7' 10" x 9' 6" (2.39m x 2.9m) With central heating radiator and Boulter oil fired central heating boiler.

CLOAKROOM

With low flush WC, wash basin and central heating radiator.

STAIRS TO LANDING

With two central heating radiators.

BEDROOM ONE

13' 9" x 14' 0" (4.19m x 4.27m) With original cast iron fireplace, central heating radiator and double glazed window.

EN SUITE SHOWER ROOM

With shower cubicle, pedestal wash basin, low flush WC, electric towel rail, extractor fan and wall mounted Dimplex heater.

BEDROOM TWO

13' 9" x 14' 0" (4.19m x 4.27m) With original cast iron fireplace, central heating radiator and double glazed window.



FAMILY BATHROOM

With roll-top bath, shower cubicle, pedestal wash basin, low flush WC, towel radiator, central heating radiator, double glazed window and fully tiled walls.

BEDROOM THREE

10' 10" x 13' 1" (3.3m x 3.99m) With central heating radiator and double glazed windows to front and rear.

EN SUITE SHOWER ROOM

With shower cubicle, pedestal wash basin, low flush WC, central heating radiator, electric towel rail, double glazed window and fully tiled wall.

BEDROOM FOUR

8' 7" x 14' 3" (2.62m x 4.34m) With central heating radiator, double glazed window and eves storage space.

DOUBLE GARAGE

18' 6" x 19' 7" (5.64m x 5.97m) With electric up and over doors, built in cupboards, door through to laundry room and rear access door opening onto a block paved terrace.

GENERAL

This substantial family residence is approached over a gravel drive with turning area. To the rear are mature grounds comprising lawns, island beds, shrubs, fruit trees, fruit cage, vegetable plot and ornamental pond. The whole extends to approximately 0.5 of an acre sts. The property is currently used by the owners as a four star accredited guest house.

GENERAL

This property is located in the centre of the village on the southern slopes of the Lincolnshire Wolds with a fine view up towards the church. The market town and shopping centre of Spilsby is approximately 4 miles away and the coastal resort of Skegness is approximately 16 miles and Boston with rail connections to main east coast routes is approximately 12 miles. To the north and west lie the Lincolnshire Wolds, much of which are designated an Area of Outstanding Natural Beauty.

LOCATION

This property is located in the centre of the village on the southern slopes of the Lincolnshire Wolds with a fine view up towards the church. The market town and shopping centre of Spilsby is approximately 4 miles away and the coastal resort of Skegness is approximately 16 miles and Boston with rail connections to main east coast routes is approximately 12 miles. To the north and west lie the Lincolnshire Wolds, much of which are designated



MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

THINKING OF SELLING?

If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.

MORTGAGES & FINANCE

If you require independent mortgage advice please contact our Independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.

SURVEYS

We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.

MANAGEMENT & LETTING

We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.

COMMERCIAL

We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.

ARCHITECTURAL PLANNING


If you are extending for building, we can arrange a full design and supervision service from an extension to a complete new home build, and we provide the architects and surveyors certificates on completion.

INTERNET

All our properties are advertised on our website at www.tes-property.co.uk and www.rightmove.co.uk. We can also be contacted by e-mail, see our website, but for a more personal service, please call in or telephone our sales offices.


DISCLAIMER

Notice is hereby given that these particulars are set out for the guidance of proposed purchasers, and although due care is taken in their preparation and they are believed to be correct, proposed purchasers must not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. These particulars are issued on the understanding that all negotiations are carried out through the agents Turner Evans Stevens but they do not constitute an offer or contract. Any price quoted in these particulars is subject to contract. No person employed by Turner Evans Stevens Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Performance Certificate 

<p>Spye House Main Road West Keal SP15 5Y PE23 4BE</p>	<p>Dwelling type: Detached house Date of assessment: 10 June 2011 Date of certificate: 10 June 2011 Reference number: 8829-6426-8680-8770-7992 Type of assessment: RdSAP, existing dwelling Total floor area: 151 m²</p>	<p>Detailed house 10 June 2011 10 June 2011 8829-6426-8680-8770-7992 RdSAP, existing dwelling 151 m²</p>
--	---	---

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	47	52	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.	

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	280 kWh/m ² per year	252 kWh/m ² per year
Carbon dioxide emissions	8.7 tonnes per year	7.7 tonnes per year
Lighting	£118 per year	£67 per year
Heating	£1,468 per year	£1,358 per year
Hot water	£154 per year	£136 per year

You could save up to £178 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.