

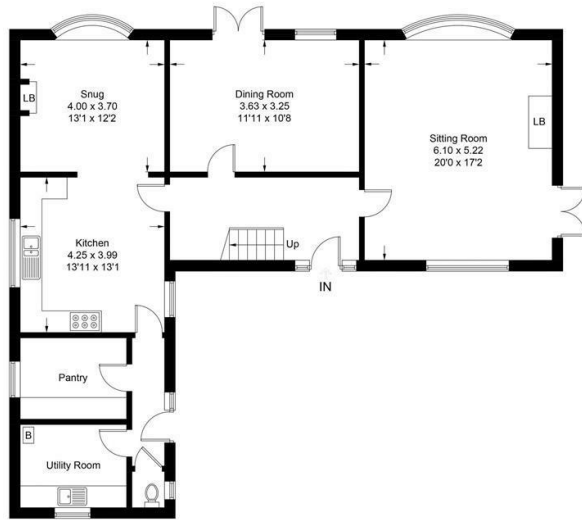


**EASTFIELD COTTAGE**  
**SPILSBY, PE23 4EJ**

**£499,000**  
**FREEHOLD**

**BELL**

**Eastfield Cottage**  
 Approximate Gross Internal Area  
 Ground Floor = 118.1 sq m / 1271 sq ft  
 First Floor = 117.5 sq m / 1265 sq ft  
 Total = 235.6 sq m / 2536 sq ft  
 (Excluding Garage)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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

**EPC Rating:** Council Tax Band: **E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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