



BRITISH
PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
IN HORNCastle

10 Ashby Meadows
Spilsby, Lincolnshire. PE23 5DN

BELL



10 Ashby Meadows Spilsby

10 Ashby Meadows is a spacious detached bungalow, presented excellently and enjoying stunning views from a town edge position. Redecorated by the current vendor, with modern utility and bathroom installations, the property boasts flowing reception spaces – namely living room, dining room and conservatory; alongside a rear-facing kitchen; two-bedrooms, bathroom, and cloakroom.

With gardens to the front and rear, the property is complete with a single garage and driveway parking; set to a private, no-through road position on this small development of similar properties.

ACCOMMODATION

Entrance Porch with uPVC double glazed entrance door, uPVC double glazed windows to front and side aspects, tiled flooring and polycarbonate roof. Wood double glazed obscure door with matching side panel to:

Hallway having built in airing cupboard, loft access hatch, radiator, ceiling lights and power points. Doors to accommodation including:

Living Room having uPVC double glazed bay window to front aspect; stone style fireplace with electric fire inset, carpeted floor, radiator, TV point, ceiling and wall lights and power points. Wood double doors to:

Dining Room with wood effect flooring, radiator, ceiling and wall lights and power points. Door to kitchen and uPVC double glazed double doors to:

Conservatory having uPVC double glazed French doors to sides, windows to sides and rear on low level brick wall, pitched polycarbonate roof; tiled flooring, radiator and power points.





Kitchen having uPVC double glazed window to rear aspect; storage units to base and wall levels, 1 1/2 bowl sink and drainer set to square edge worktop, Neff oven and grill, four ring hob beneath extractor canopy. Vinyl flooring, radiator, ceiling light and power points. Door to:

Utility having wood double glazed obscure door to rear aspect; square edge worktop with space and connections for washing machine and dryer beneath, plus storage unit with space and connections for upright fridge-freezer. Wall mounted gas fired Worcester boiler, vinyl flooring, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, built in wardrobe storage space, radiator, ceiling light and power points.

Bathroom having uPVC double glazed obscure window to side aspect; panel bath with shower attachment, separate shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tile effect flooring, tiled to half height to walls, radiator and ceiling light.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Cloakroom with uPVC double glazed obscure window to front aspect; wash hand basin set to vanity unit, low level WC, tiled floor, radiator and ceiling light.

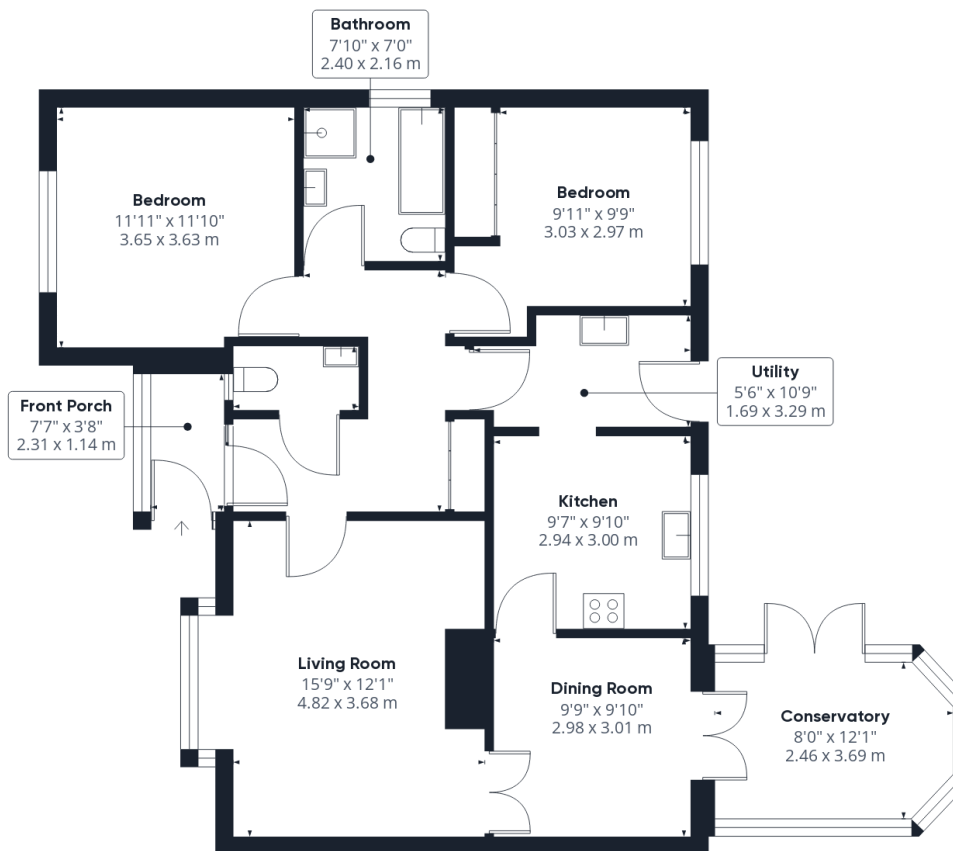
OUTSIDE

The property is approached to the front, via private brick drive serving just four properties, with driveway leading up the side providing off road parking space and access to the **Single Garage** with electric roller shutter door, wood obscure glazed personnel door to side, ceiling light and storage space to ceiling.

The front garden, with path cutting through to the entrance porch, is laid to lawn with a neat range of shrubs and flowers; enjoying a view to the north-west over rolling arable farmland typical of the Lincolnshire Wolds and greater mid-Lincolnshire area.

The rear garden, a child and pet friendly secure space, is also laid to lawn with an attractive series of established flowers, shrubs and trees, alongside paved patio seating to the rear of the property.





East Lindsey District Council – Tax band: C

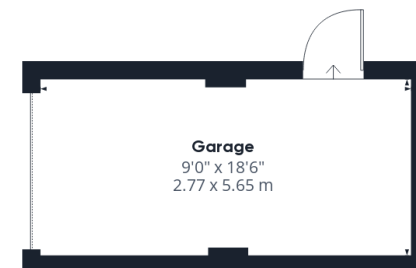
ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

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