



**Gold Trusted
Service Award**

2023

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BEST

ESTATE AGENT GUIDE
2023 : EXCEPTIONAL

SALES



22 The Gables

Main Road, Hundleby, Spilsby, Lincolnshire. PE23 5RD

BELL

ROBERT BELL & COMPANY



22 The Gables, Hundleby

22 The Gables is a modern two bedroom semi-detached bungalow nestled to the rear of a modern gated development of similar properties; enjoying an enviable south facing aspect with rural views. Offering an excellent open plan living at its best, living / kitchen / dining room, the property is complete with master bedroom having en-suite shower room, second bedroom and family bathroom. With remaining NHBC warranty

The Gables is situated in Hundleby, a well regarded rural village within close proximity of the well serviced market town of Spilsby. The properties here boast attractive brick and stone gables and parapets, quality fitted kitchens and oak internal doors. There are large open green spaces punctuating the well-laid out properties.

ACCOMMODATION

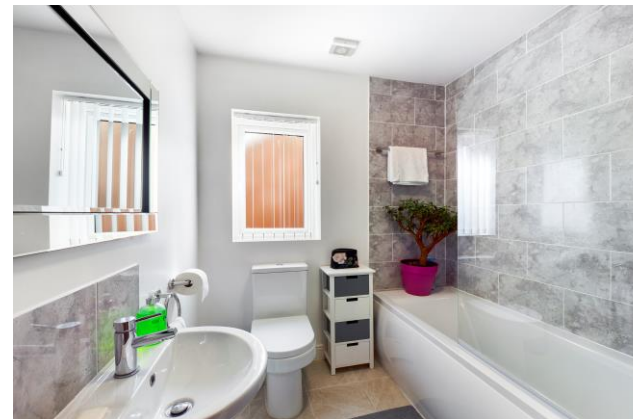
Hallway with composite obscure double glazed entrance door, built in storage space, carpeted floor, radiator, inset ceiling spotlights and power points. Doors to accommodation including

Master Bedroom having uPVC double glazed bay window to front and window to side aspect; radiator, ceiling light and TV and power points. Door to:

En suite Shower Room comprising; shower cubicle with tiled surround, pedestal wash hand basin, low level WC, tiled floor, radiator and ceiling light.

Bathroom having uPVC obscure double glazed window to side aspect; panel bath with Bristan electric shower over, tiled surround, pedestal wash hand basin and low level WC. Built in storage space, tiled floor, radiator and light to ceiling.

Dining Room having uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points. Open to kitchen and





Living Room having uPVC double glazed French doors to rear garden; carpeted floor, radiator, TV point, ceiling light and power points.

Kitchen having uPVC double glazed window to rear aspect; an excellent range of kitchen storage units to base and wall levels with space and connections for under counter washing machine and upright American style fridge freezer. CDA oven and four ring hob beneath extractor canopy, integrated dishwasher, 1810 sink inset to roll edge worktop with drainage furrows and breakfast bar peninsular. Wood effect flooring, Viessman wall mounted gas fired boiler inset to unit, inset ceiling spotlights and power points.

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

OUTSIDE

The property is situated to the far reaches of the Gables development, completed in 2019. Approached via a gravel no through road with ample parking space for multiple vehicles to the front and a front lawn. A paved path leads down the side and through a personnel gate – ensuring a child and pet friendly secure space - to the rear.

The rear garden is predominantly laid to lawn with raised plant beds centring paved patio space, beneath a timber pergola. There is a further patio space leading off the French doors. South facing, the garden enjoys a view across the neighbouring farmland with timber fencing forming the boundaries to the sides and rear.

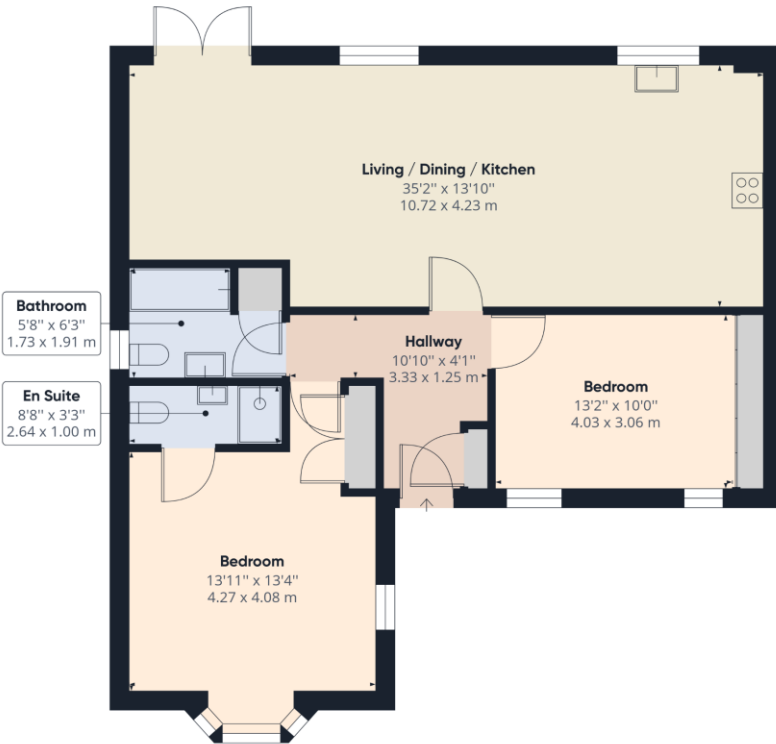
East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: B

SERVICES: Mains services with gas central heating. 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, Old Bank Chambers, Horncastle, LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org> Brochure prepared 23.3.2023





Approximate total area⁽¹⁾
1002.80 ft²
93.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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DISCLAIMER

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Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

