



BEST

ESTATE AGENT GUIDE
2023 : EXCEPTIONAL

SALES



28 Ashby Meadows
Spilsby, Lincolnshire. PE23 5DN



28 Ashby Meadows, Spilsby

A three-bedroom semi-detached property set to a no through road development of similar properties to the eastern fringe of the market town of Spilsby.

With beautiful views over the neighbouring arable land and rolling hills beyond, the property boasts modern bathroom and kitchen fittings and well-maintained accommodation throughout.

ACCOMMODATION

Hallway having wood double glazed main entrance door, carpeted stairs with hand rail to first floor, wood effect flooring, radiator, telephone point, ceiling light and power points. Doors to cloakroom and to:

Sitting Room having uPVC double glazed window to front aspect; radiator, wood effect flooring, ceiling light and power points. Door to:

Dining Kitchen having uPVC double glazed window; sink and drainer inset to roll edge worktop, a good range of storage units to base and wall levels, space and connections for washing machine, fridge/freezer and dishwasher. Logik cooker, Lamona four ring hob beneath extractor canopy, wall mounted Worcester gas fired boiler. Door to under stairs storage space, soft feel tiles to floor, radiator and power points. uPVC double glazed French doors to:

Conservatory having uPVC double glazed French doors to side, uPVC double glazed windows to sides and rear on dwarf brick wall and polycarbonate pitched roof. Enjoying beautiful Easterly views over the rural landscapes beyond, tiled floor and power points. Outside water tap.

Cloakroom with uPVC obscure double glazed window to front aspect; low level WC, pedestal wash hand basin with tiled splash back, wood effect flooring, radiator and ceiling light.





First Floor

Landing with uPVC double glazed window to side aspect; built in storage cupboard, carpeted floor, loft access hatch and ceiling light. Doors to first floor accommodation.

Bathroom having uPVC obscure double glazed window to rear aspect; P shaped bath with mermaid board surround, Triton shower over, pedestal wash hand basin and low level WC. Wood effect flooring, inset ceiling spotlights and shaver socket.

Bedroom having uPVC double glazed window to rear aspect; carpeted floor, radiator, telephone point, ceiling light and power points.

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

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

OUTSIDE

The property is approached from Ashby Meadows, a no through road development of similar properties, and via the driveway providing off road parking for multiple vehicles.

The front is laid to lawn with a paved path running to the front door. The rear garden is contained by wood panel fencing to ensure a child and pet friendly secure space and is also laid to lawn with paved patio areas. To the rear are beautiful rural views looking east over the rolling hills and arable lane beyond.

East Lindsey District Council- tax band: B

ENERGY PERFORMANCE RATING: C

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, Old Bank Chambers, Horncastle, LN9 5HY

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28 Ashby Meadows

Approximate Gross Internal Area = 82.9 sq m / 892 sq ft



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.



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