



Partney Road, , Spilsby, Lincs, PE23 5EH

- VERY SPACIOUS 2,120 sq ft SIX bedroom, THREE bathroom (and W.C.), THREE reception detached MODERN house, built NEW 2004
- WEST FACING and PRIVATE, enclosed rear GARDEN, paved PATIO and DECKED seating
- Entrance LOBBY, LARGE entrance HALL including MAPLE staircase, GALLERIED landing
- MODERN fitted KITCHEN including RANGE cooker, UTILITY room
- UPVC double glazing including external doors, Mains GAS HEATING, majority UNDERFLOOR, remainder radiator CENTRAL HEATING
- ANNEX potential, GOOD '78' ENERGY efficiency RATING, NO 'upward CHAIN'
- EXTENSIVE off road PARKING, including IN & OUT drive and for CARAVAN if required
- Dual aspect LOUNGE, DINING room and THIRD/ANNEX reception, OAK flooring in lounge and upstairs
- MODERN BATHROOM with separate SHOWER over, MODERN EN-SUITE shower room (and DRESSING room), downstairs/annex SHOWER room and downstairs W.C.
- ONLY 540m to well serviced historic TOWN CENTRE including major supermarket, doctors, dentist and sought after schooling

Price £429,950



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DESCRIPTION

This is a very spacious 2,120 sq ft, five bedroom, three bathroom (and W.C.), four reception, detached modern house, built new 2014, with flexible accommodation including annex potential, very good '78' energy efficiency rating, west facing and private, enclosed rear garden with paved patio and decked seating, extensive off road parking including in & out drive and for caravan if required, all in a very convenient location, only 540m from the centre of the well serviced historic market town of Spilsby, and there is NO 'upward CHAIN'.

The property consists of entrance lobby and large entrance hall including maple staircase, 233 sq ft dual aspect lounge with oak flooring, dining room, third and fourth/annex receptions, modern fitted kitchen including range cooker, utility room, W.C, downstairs modern shower room. Upstairs there is the galleried landing with built in cupboard, modern bathroom with separate shower over the bath, master bedroom with en-suite dressing room and modern shower room, second, third and fourth double bedrooms and fifth bedroom currently used as an office.

It also benefits from UPVC double glazing including external doors, mains gas heating, majority underfloor (downstairs and upstairs) and remainder radiator central heating (only three radiators), oak flooring in the lounge and upstairs, upstairs bathroom and remainder tiled, apart from third/annex reception and downstairs/annex bedroom six which are carpeted, low maintenance corbelled brickwork in lieu of soffits and fascias, and the property is offered freehold.

Only 540m from the centre of the well serviced historic market town of Spilsby, birthplace of Sir John Franklin the arctic explorer, which has a major supermarket, restaurants, tearoom, open air market, doctors, dentist and sought after schooling. Spilsby, a gateway to the Lincolnshire Wolds, a designated area of Outstanding Natural Beauty, is also only 12.5 miles from fantastic beaches on the east coas





Partney Road, Spilsby, PE23

Approximate Area = 2120 sq ft / 197 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Hunters Property Group. REF: 998408

Viewings

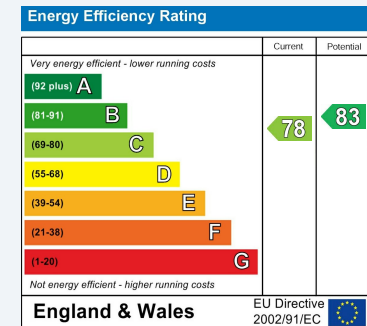
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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