



The Gables, Hundleby, Spilsby, PE23 5RD

- BEAUTIFULLY presented and SPACIOUS 900 sq ft BESPOKE modern BUNGALOW on VERY DESIRABLE and SELECT gated PARKLAND development
- OFF ROAD PARKING to the property with open PARKLAND VIEWS
- VERY GOOD 'B' '83' ENERGY efficiency RATING and NO 'upward CHAIN'
- MODERN soft closure fitted KITCHEN BREAKFAST including GRANITE worktops and all APPLIANCES are INCLUDED
- UPVC double glazed and mains GAS CENTRAL HEATING with annually serviced boiler

- TWO DOUBLE bedrooms and TWO BATHROOMS, yet only a council tax band 'B'
- SOUTH FACING fully fenced rear GARDEN and PATIO with remote controlled garden roller awning
- 215 sq ft LOUNGE with FRENCH doors and full height windows to the rear garden
- MODERN BATHROOM and EN-SUITE with DOUBLE WIDTH shower
- ONLY HALF a mile to CENTRE of well serviced historic market TOWN CENTRE

Price £240,000



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DESCRIPTION

This is a beautifully presented and spacious 900 sq ft two double bedrooms, two bathrooms, bespoke modern bungalow with off road parking to the property and open parkland views, as well as a south facing, fully fenced rear garden and patio (with remote controlled garden roller awning), yet is only a council tax band 'B', and it also benefits from a very good 'B' '83' energy efficiency rating, all on a very desirable and select gated parkland development, only half a mile to the centre of well serviced historic market town centre, and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazing including French doors, mains gas central heating with annually serviced boiler, oak veneer internal doors, external light, power and water supplies, a council tax band of only 'B' currently £1598.63 gross annually, and is offered freehold.

The property consists of generous hall with two built in cupboards, 215 sq ft lounge with French doors and full height windows to the rear garden, modern soft closure fitted kitchen breakfast including granite worktops with matching upturns to the walls and all appliances included, modern bathroom, master bedroom with bay window and built in double wardrobe, modern en-suite with double width shower, and the second generous double bedroom.

Only half a mile from the centre of the well serviced vibrant historic market town of Spilsby, birthplace of Sir John Franklin the arctic explorer, having a theatre, tearoom, restaurants, open air market, supermarket, doctors, dentist and sought after schooling.

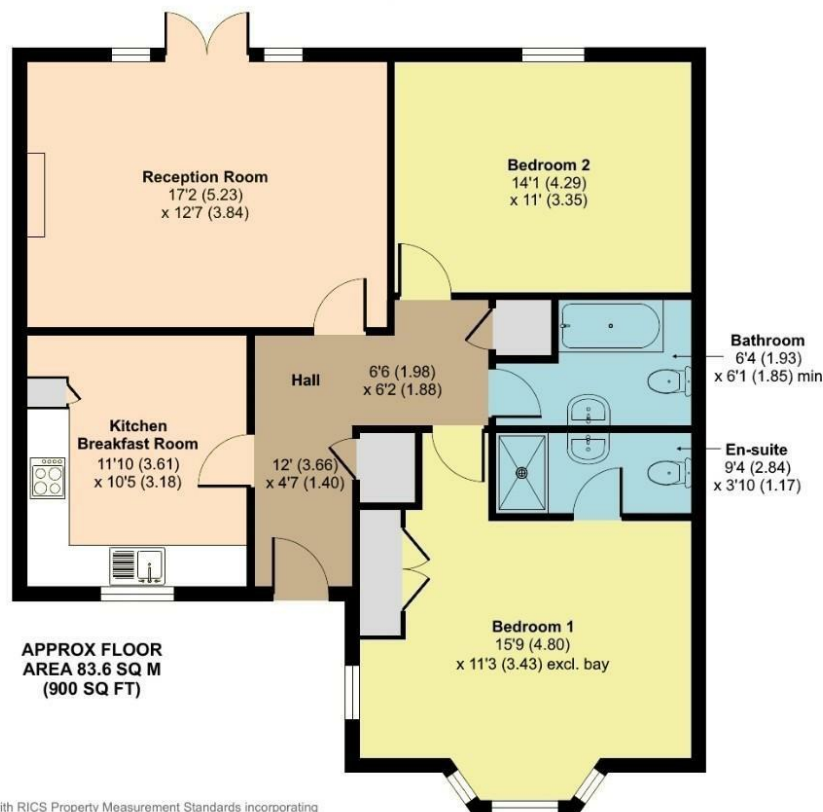




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Approximate Area = 900 sq ft / 83.6 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1080698

Viewings

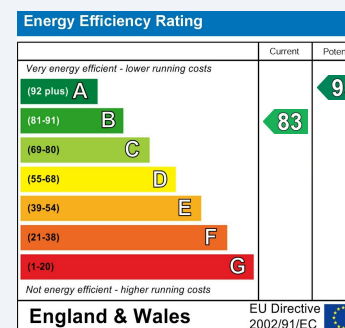
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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