



, Mavis Enderby, Spilsby, PE23 4ED

- VERY well presented, SPACIOUS 2,040 sq ft, FIVE receptions, THREE DOUBLE bedrooms, TWO bathrooms detached HOUSE with LIMITED 'upward CHAIN
- GARAGE (having LIGHT, POWER, and pedestrian internal door), EXTENSIVE off road PARKING for about 6 to 7 cars including for CARAVAN if required
- 230 sq ft dual aspect LOUNGE with FEATURE open fireplace, Dual aspect DINING ROOM with external FRENCH doors, BREAKFAST ROOM and a STUDY as well as an ENTRANCE ROOM
- BATH and SHOWER ROOM and an enormous hexagonal shaped EN-SUITE BATHROOM including a circular bath
- UPVC double glazed, UPV soffits, fascias and guttering, CENTRAL heating including annually serviced boiler
- GENEROUS 0.35 acre (sts) with front and PRIVATE rear established GARDENS including extensive feature paved patio, summer house, shed and countryside VIEWS
- 190 sq ft dual aspect GARDEN room including VAULTED ceiling, FULL HEIGHT glazing, WATER feature, SLATE floor, central heating, light and external FRENCH doors
- Fitted KITCHEN with solid wood fronted units and exposed reclaimed bricks, FEATURE tiled canopy hood extractor, OPEN PLAN to breakfast room, and there is a UTILITY room
- THREE DOUBLE sized bedrooms each having a MINIMUM of built in DOUBLE wardrobe
- HAMLET with COUNTRY walks, only 1.4 miles from historic village the birthplace of King Henry IV, medieval castle remains and PUB, ONLY 2.5 miles to well serviced historic MARKET TOWN

Price £400,000



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DESCRIPTION

This is a very well presented, spacious 2,040 sq ft (sts), five reception, three double bedroom, two bathroom, detached house on a generous 0.35 acre (sts) plot with front and private rear established gardens (including extensive feature paved patio, summer house, shed and countryside views), garage (having light, power and pedestrian internal door to the property), extensive off road parking for about 6 to 7 cars including for caravan if required, all in a hamlet with country walks at the foot of the Lincolnshire Wolds (designated an area of outstanding beauty), only 1.4 miles from historic village the birthplace of King Henry IV, having medieval castle remains and pub, and only 2.5 miles from well serviced historic market town, and there is a LIMITED 'upward CHAIN'.

The property consists of entrance room, 230 sq ft dual aspect lounge (with feature open fireplace and bay window, dual aspect hexagonal shaped dining room (with external French doors), 190 sq ft dual aspect garden room (including vaulted ceiling, full height glazing, water feature, slate floor, central heating, light and external French doors), study, breakfast room open plan to fitted kitchen (having solid wood fronted units, exposed reclaimed bricks, feature tiled canopy hood extractor to the 4 ring ceramic hob, built in Hoover double oven, microwave and space for fridge freezer), and there is a utility room.

Upstairs is the landing with built in cupboard, bath and shower room and an enormous hexagonal shaped en-suite bathroom including a circular bath, and the three double sized bedrooms, each having a minimum of built in double wardrobe.

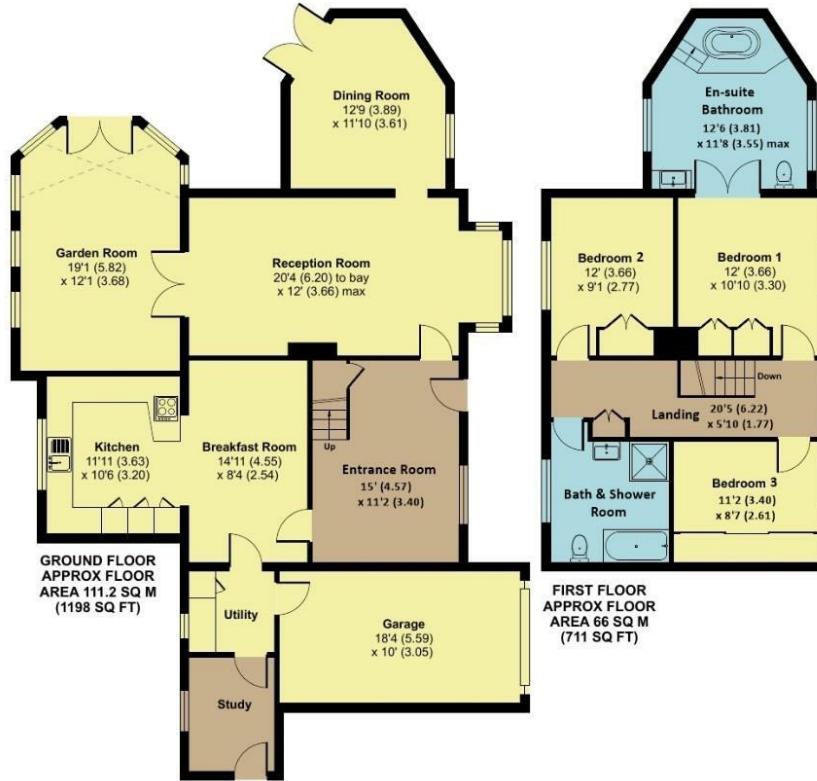
It also benefits from UPVC double glazing, UPV soffits, fascias and guttering, and central heating with annually serviced boiler.





Kirren Lodge, Mavis Enderby, Spilsby, PE23

Approximate Area = 1909 sq ft / 177.3 sq m
 Garage = 183 sq ft / 17 sq m
 Total = 2092 sq ft / 194.3 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 2024. Produced for Hunters Property Group. REF: 1177705

Viewings

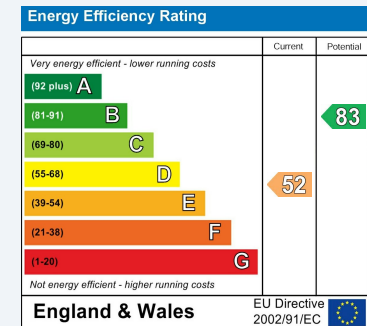
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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10 East Street, Horncastle, LN9 6AZ
 Tel: 01507 524910 Email: horncastle@hunters.com <https://www.hunters.com>

