



Park Avenue, , Hundleby, PE23 5LY

- VERY well presented, SPACIOUS 1,290 sq ft, MODERN, attractive, THREE DOUBLE bedroom detached BUNGALOW and GARAGE
- Lawned front GARDEN, LANDSCAPED, fully fenced PRIVATE rear garden including FEATURE pergola covered PATIO, 2nd patio, JAPANESE miniature garden, vegetable patch, greenhouse, shed only 8 months old etc
- Dual aspect LOUNGE (including ceiling and wall lights, decorative fireplace and built in bookcase)
- Large 87 sq ft MODERN SHOWER ROOM including monsoon and flexible shower heads cubicle, surface mounted hand basin on soft closure furniture suite
- Detached GARAGE (having light, power, window and pedestrian side door to garden) and GENEROUS DRIVE for 3 cars in tandem
- GOOD '72' ENERGY efficiency RATING, UPVC DOUBLE GLAZED including external and FRENCH doors, Mains GAS CENTRAL HEATING with NEW 2021 BOILER serviced annually
- MODERN soft closure fitted KITCHEN having wall mounted breakfast bar, Neff stainless steel 4 ring gas hob, both gas & electric points for oven, space for 2 under counter appliances etc
- UTILITY ROOM having worktop and base units, space/plumbing for washing machine and tumble dryer

Price £270,000



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DESCRIPTION

This is a very well presented, spacious 1,290 sq ft, modern and attractive, three double bedroom, detached bungalow and garage with generous drive, front garden and landscaped private rear garden, in a select cul-de-sac, only 0.6 mile to well serviced historic market town centre of Spilsby.

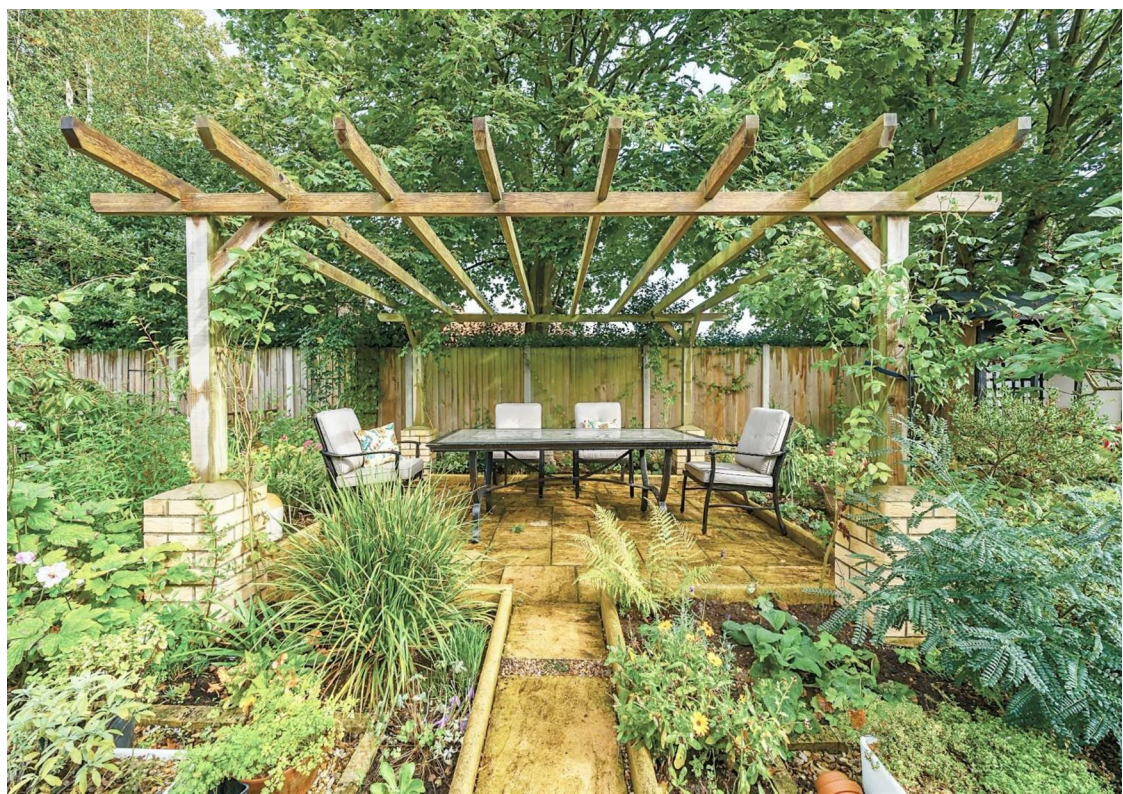
It also benefits from a good '72' energy efficiency rating, UPVC double glazed including external and French doors, mains gas central heating with new 2021 boiler serviced annually, external light, power and water supplies.

The property consists of entrance lobby, hall (with two built in cupboards), dual aspect lounge (including ceiling and wall lights, decorative fireplace and built in bookcase), modern soft closure fitted kitchen (having wall mounted breakfast bar, Neff stainless steel 4 ring gas hob, both gas & electric points for oven, space for 2 under counter appliances etc), utility room (having worktop and base units, space/plumbing for washing machine and tumble dryer), large 87 sq ft modern shower room (including monsoon and flexible shower heads cubicle, surface mounted hand basin on soft closure furniture suite), and the three double bedrooms (master having sextuple bank of built in wardrobes, 2nd double bedroom having built in double wardrobe and the dual aspect 3rd double bedroom having French doors).

Outside there is the detached garage (having light, power, window and pedestrian side door to garden), generous drive for 3 cars in tandem, lawned front garden, landscaped, fully fenced, private rear garden (including feature pergola covered patio, 2nd patio, Japanese miniature garden, vegetable patch, greenhouse, shed only 8 months old etc).

The well serviced vibrant historic market town of Spilsby, birthplace of Sir John Franklin the arctic explorer, has a large supermarket, doctors, dentist, tearooms, restaurants, open air market, and sought after schooling.





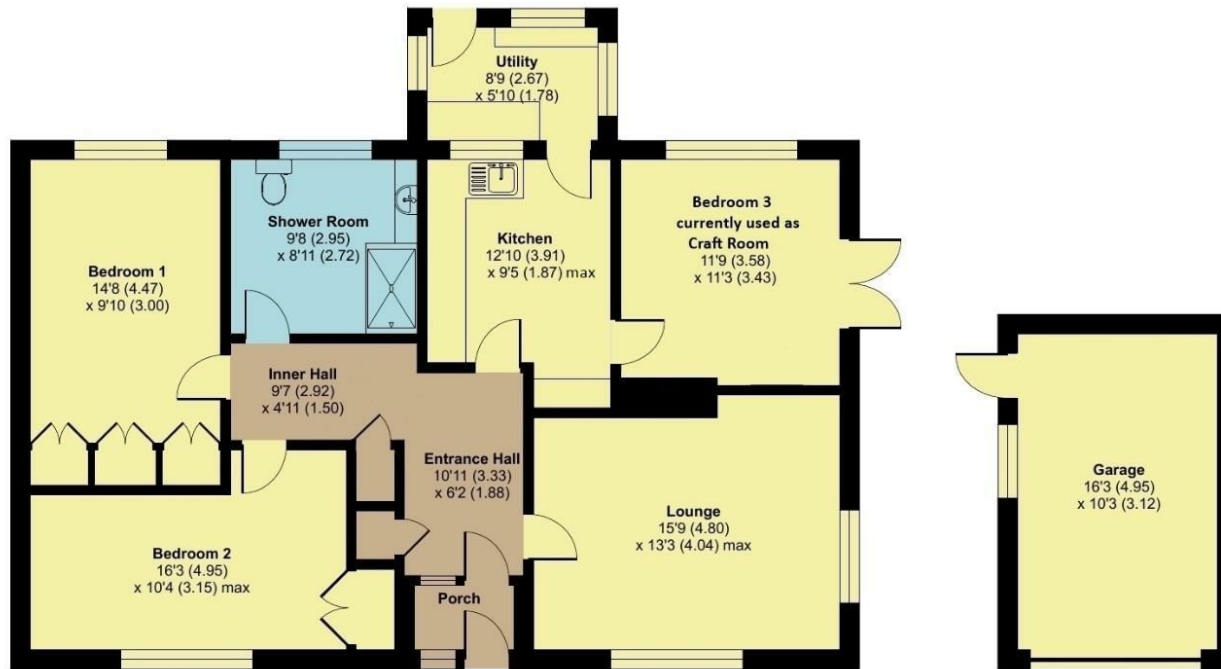
Park Avenue, Hundleby, Spilsby, PE23

Approximate Area = 1120 sq ft / 104.1 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 1289 sq ft / 119.8 sq m

For identification only - Not to scale



**APPROX FLOOR
AREA 104.1 SQ M
(1120 SQ FT)**

**GARAGE
APPROX FLOOR
AREA 15.7 SQ M
(169 SQ FT)**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters Property Group. REF: 1190621

Viewings

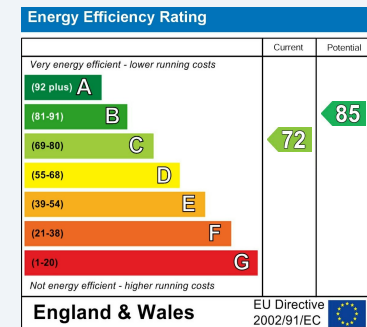
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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