



## Raithby Road, Raithby, Spilsby, PE23 4DT

- On a 0.12 ACRE plot (sts) with FAR REACHING countryside VIEWS, front AND rear, a DOUBLE bay fronted DETACHED BUNGALOW with NO 'upward CHAIN'
- MATURE front and rear GARDENS, both with VIEWS and including wrap around paved patio, lawn, established borders, specimen trees, vegetable plot, fruit cage, greenhouse, block built shed
- Dual aspect LOUNGE with BAY window, full wall width exposed brick FIREPLACE/display shelving, coal effect gas fire, DINING room with built in cupboard, 90 sq ft open plan OFFICE
- Fitted KITCHEN with stone tiled floor, OAK fronted units including corner carousel, built in AEG electric double oven, fan assisted and LCD, AEG ceramic hob, appliance space
- THREE DOUBLE bedrooms (including bay window and all with built in double wardrobes/cupboards) and TWO receptions PLUS an open plan OFFICE
- Attached GARAGE (with remote controlled roller shutter door, light, power, UPVC double glazed window and pedestrian rear door) and block paved SECURE parking for THREE cars
- MODERN SHOWER ROOM with frameless walk-in shower, suite including semi-circular hand basin in vanity unit having soft closure double cupboard and 2 x deep drawers
- Dual aspect GARDEN ROOM/UTILITY including worktop, base unit, space/plumbing for appliance, WASH ROOM with window, sink, double base cupboard, light and power

**Guide Price £325,000**





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## DESCRIPTION

On a 0.12 acre plot (sts) with far reaching countryside views, front and rear, this is a three double bedroom (including bay window and all with built in double wardrobe/cupboard), two reception and open plan office, double bay fronted detached bungalow with attached garage (having remote controlled roller shutter door, light, power, UPVC double glazed window and pedestrian rear door), block paved secure parking for three cars, and mature front and rear gardens (both with views and including wrap around paved patio, lawn, established borders, specimen trees, vegetable plot, fruit cage, greenhouse and block built shed in a desirable location of a sought after village having pub restaurant, Raithby Hall, village hall and bus route, only 2.2 miles from historic market town centre, and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazed including external doors, PVC soffits and fascias, external light and water supplies and is offered freehold.

The property consists of recessed front door porch, entrance hall, dual aspect lounge (with bay window and full wall width exposed brick fireplace/display shelving and coal effect gas fire), dining room with built in cupboard, 90 sq ft open plan office, fitted kitchen (with stone tiled floor, oak fronted units including corner carousel, built in AEG electric double oven, fan assisted and LCD, AEG ceramic hob, appliance space), pantry/utility (with window, stone tiled floor, range of shelving, space/plumbing for appliance, water softener light and power), dual aspect garden room/utility (including worktop, base unit, space/plumbing for appliance), wash room (with window, sink, double base cupboard, light and power).

There is also the modern shower room (with frameless walk-in shower, suite including semi-circular hand basin in vanity unit having soft closure double cupboard and 2 x deep drawers), and the three double bedrooms (including bay window and all with built in double wardrobes/cupboards).









The Hawthorns, Spilsby, Raithby, Raithby, PE23 4DT, GB



Floor Plan  
Floor area 134.4 sq.m. (1,447 sq.ft.)

Total floor area: 134.4 sq.m. (1,447 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Viewings

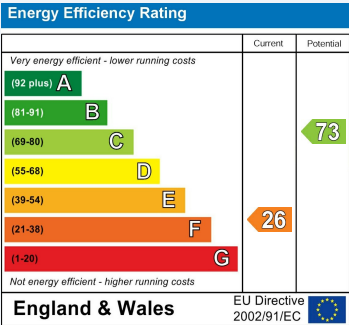
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

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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