



11 The Gables, Main Road, Hundleby, PE23 5RD



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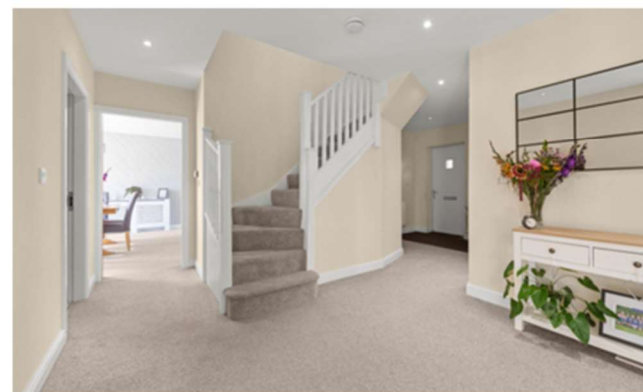
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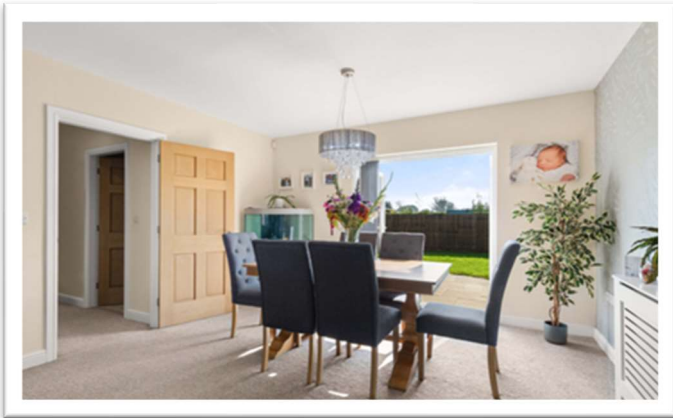
£425,000



Key Features

- Detached dormer style residence
- Four bedrooms
- Lounge/diner & breakfast kitchen
- Cloakroom & utility
- Three en-suites
- Driveway & garage
- Enclosed rear garden
- Exclusive gated development
- EPC rating B





An attractive detached dormer style bungalow situated within a highly desirable private, gated parkland setting, looking out over large open green spaces with mature trees throughout and attractive block paved footpaths.

Built in 2020 by local builders Tennyson Homes who specialise in building high quality, craftsmen built properties, using reclaimed materials but with all the modern comforts and benefitting from the remainder of a 10 year NHBC warranty. The property is the largest property on the development and is situated in the popular rural village of Hundleby which is close to the market town of Spilsby at the southern end of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty. Being an exclusive gated development the entrance gates are on a timer from 7am to 7pm with entry via a key fob thereafter.

Having well presented accommodation finished to a high standard comprising: reception hall, cloakroom, lounge/diner, breakfast kitchen, utility and two bedrooms, one having an en-suite to ground floor. Master bedroom with en-suite bathroom and further bedroom with en-suite to first floor. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and an enclosed rear garden.



ACCOMMODATION

Part glazed front entrance door through to the:

RECEPTION HALL

Having inset ceiling spotlights, radiator and staircase rising to first floor.

CLOAKROOM

Having radiator, close coupled WC and pedestal hand basin with tiled splashback.

LOUNGE/DINER

8.78m x 4.06m (28.8ft x 13.3ft)

Having bay window to front elevation, french doors to rear elevation & garden, two radiators and television aerial connection point.

BREAKFAST KITCHEN

5.06m x 3.45m (16.6ft x 11.3ft)

Having french doors to rear elevation & garden, inset ceiling spotlights, radiator and wood effect flooring.

Fitted with a range of base & wall units with wood block work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with inset gas hob, cupboards & drawers under, cupboards & cooker hood over. Tall unit housing integrated electric oven with cupboards under & over, space for upright fridge/freezer with tall larder style unit to side housing gas fired boiler providing for both domestic hot water & heating.



 **NEWTON FALLOWELL**





UTILITY

2.92m x 1.71m (9.6ft x 5.6ft)

Having window to rear elevation, extractor, wood effect flooring, work surface with inset 1 1/4 bowl stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine under. Work surface return with cupboard & space for tumble dryer under, cupboard over.

BEDROOM THREE

3.76m x 2.88m (12.3ft x 9.4ft)

Having window to front elevation and radiator.

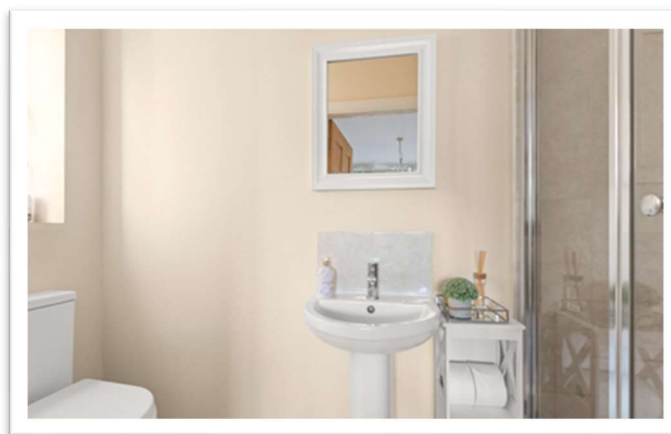
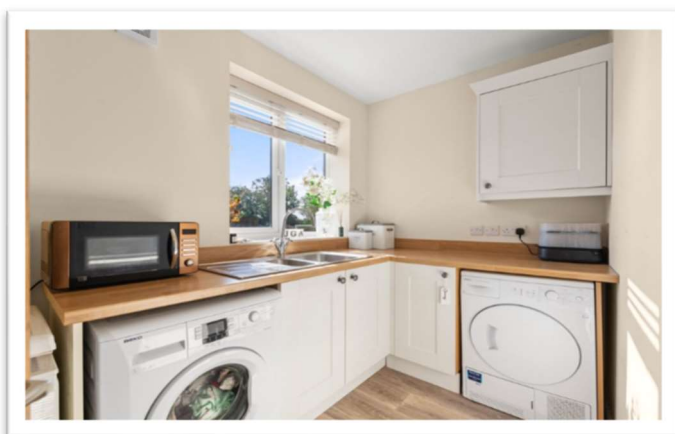
EN-SUITE

Having window to side elevation, radiator, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.

BEDROOM FOUR/STUDY

3.08m x 2.71m (10.1ft x 8.9ft)

Having window to front elevation and radiator.



FIRST FLOOR LANDING

Having dormer style window to front elevation, inset ceiling spotlights, radiator and door to eaves storage.

MASTER BEDROOM

5.13m x 4.79m (16.8ft x 15.7ft)

Having dormer style window to front elevation, inset ceiling spotlights and radiator.

EN-SUITE BATHROOM

3.58m x 2.28m (11.7ft x 7.5ft)

Having Velux style roof window, inset ceiling spotlights, radiator and tiled floor. Fitted with a white suite comprising: panelled bath with mixer tap & shower attachment, close coupled WC and pedestal hand basin with tiled splashback.

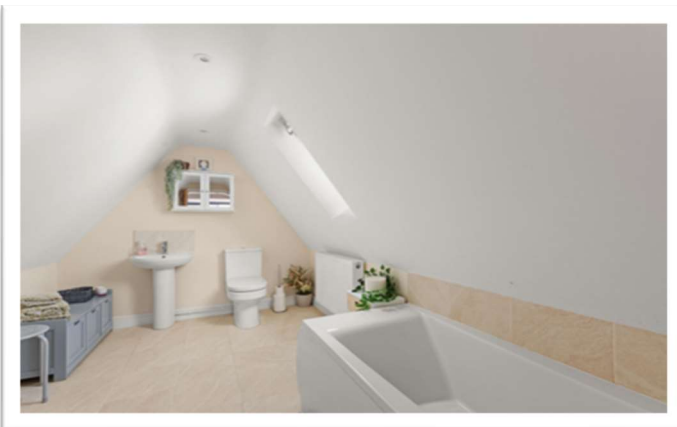
BEDROOM TWO

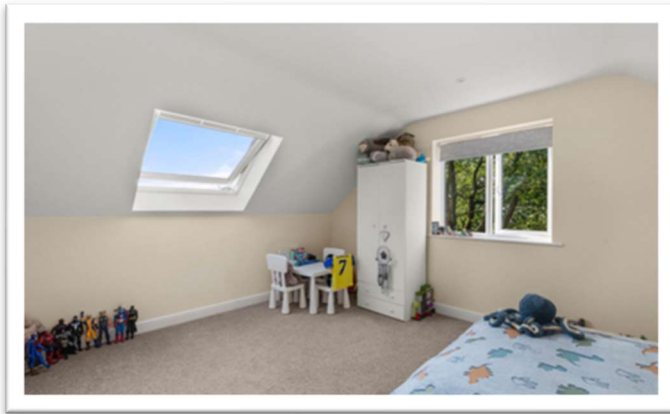
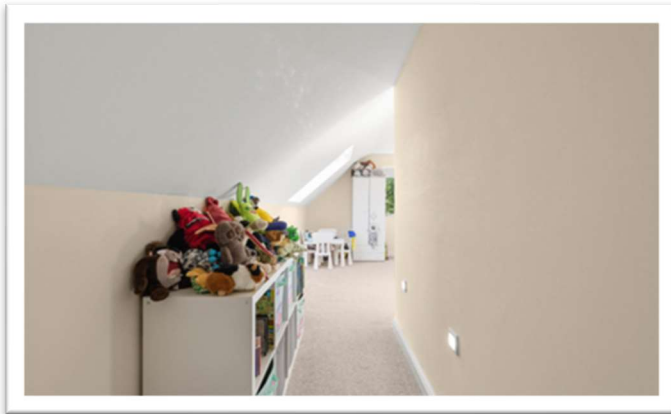
4m x 3.74m (13.1ft x 12.3ft)

(Entrance in addition) Having window to side elevation, Velux style roof window, inset ceiling spotlights and radiator.

EN-SUITE

Having radiator, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.





EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A driveway provides off-road parking and leads to the:

GARAGE

5.31m x 2.8m (17.4ft x 9.2ft)

Having up-and-over door (currently boarded up on the inside), side door, light and power. Gated access to the:

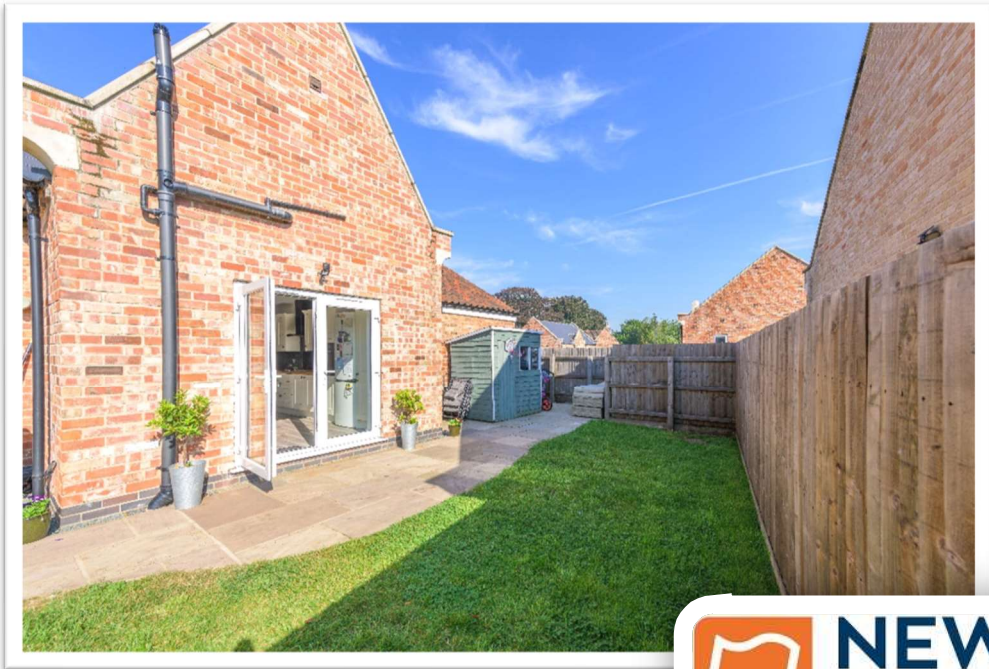
REAR GARDEN

Being enclosed by timber fencing and having a paved patio and shaped lawn. There is also a space for bin storage to the side of the garage with an additional side gate for easy access.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property has high performance glazing. The current council tax is band C. We are advised that there is a service charge of £380 per annum.

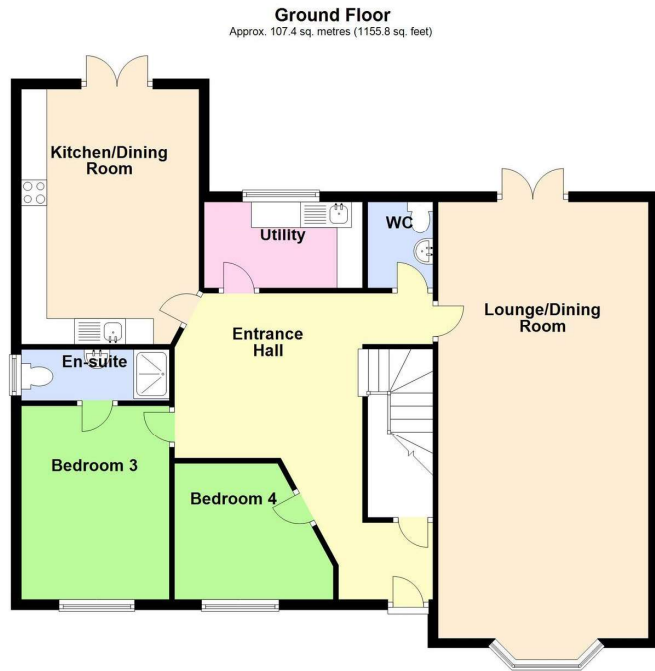




 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 175.8 sq. metres (1892.8 sq. feet)

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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