



The Spinney, Wainfleet Road, Firsby, Spilsby, PE23 5QP



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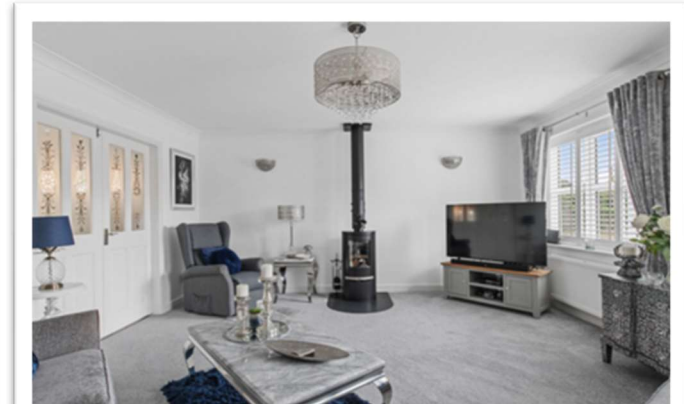
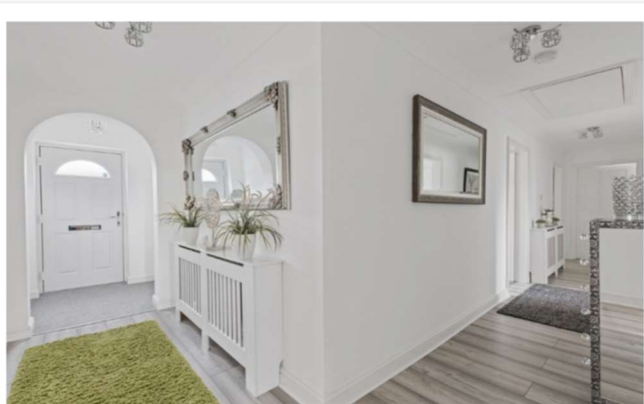
Freehold

Offers in excess of £350,000



## Key Features

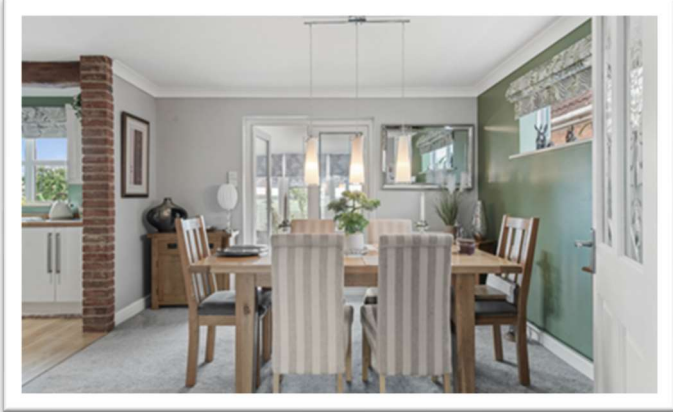
- Detached bungalow
- Three bedrooms
- Lounge, dining room & garden room
- Kitchen & utility
- En-suite & bathroom
- Driveway, garage & car port
- Plot approx. 0.22 acre (STS)
- EPC rating C





A detached bungalow on a good sized plot of approximately 0.22 acre, subject to survey, set in the sought after village of Firsby with an open view to the rear. The property has been beautifully updated by the current owners and has a re-fitted kitchen, bathroom & en-suite, new flooring and has been decorated throughout.

Having over 1,600 square feet of well presented accommodation comprising: entrance hall, lounge with wood burner, dining room, garden room, fitted kitchen, utility, master bedroom with en-suite, two further double bedrooms and bathroom.



Outside the property has a driveway providing ample off-road parking & hardstanding, a detached garage, a car port and a landscaped enclosed rear garden. The property benefits from oil fired central heating, double glazing and solar panels.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE PORCH

With archway through to the:

#### ENTRANCE HALL

Having coved ceiling, two radiators, wood effect flooring and access to roof space. Part glazed double doors to the:

#### LOUNGE

5.53m x 4.74m (18'1" x 15'7")

Having two windows to front elevation with fitted shutters, coved ceiling, two radiators and feature wood burner. Part glazed double doors to the:

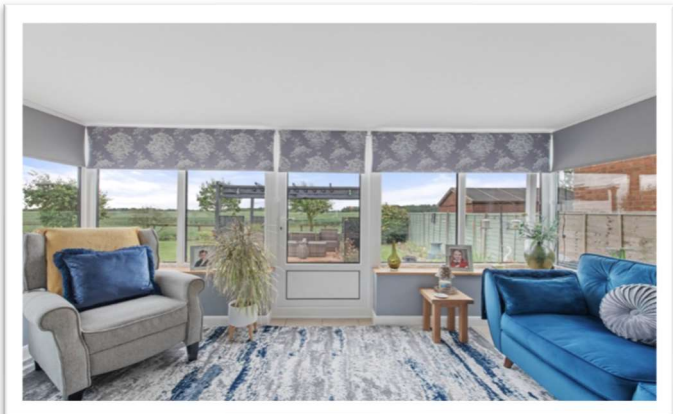
#### DINING ROOM

3.63m x 3.55m (11'11" x 11'7")

Having window to side elevation, coved ceiling and radiator. Opening to the kitchen and french doors to the:

#### GARDEN ROOM

Of sealed unit double glazed uPVC frame construction on brick walls with a part glazed door to the garden and a tiled floor.



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### KITCHEN

3.60m x 3.41m (11'10" x 11'2")

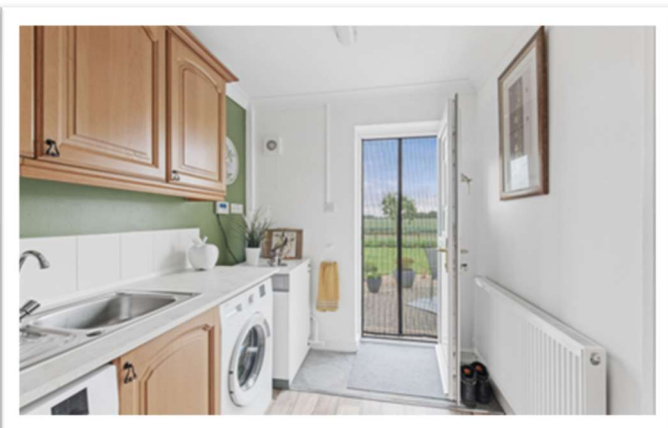
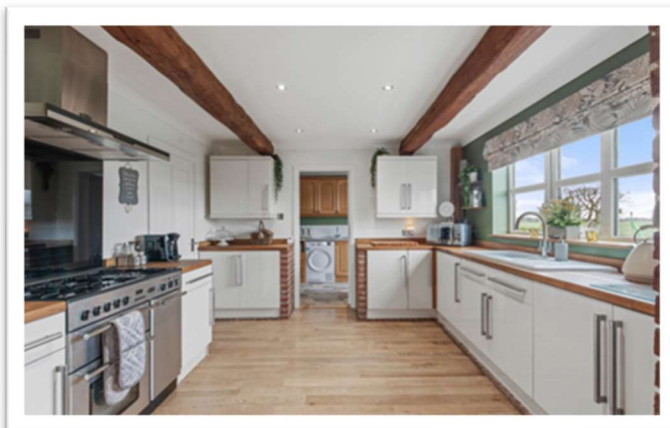
Having window to rear elevation, feature beams & inset ceiling spotlights and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & drawers under. Work surface return with cupboards under, cupboards over. Further work surface with cupboards under & cupboard over. Further work surface with LPG range style cooker, cupboards & drawers under, cooker hood over.

### UTILITY

3.57m x 2.09m (11'8" x 6'11")

Having part glazed door to rear elevation, coved ceiling, radiator, wood effect flooring, extractor, oil fired boiler providing for both domestic hot water & heating, work surface with tiled splashback, inset stainless steel sink & drainer with mixer tap, cupboard, space & plumbing for automatic washing machine & tumble dryer under, cupboards over and space for upright fridge/freezer to side.

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### MASTER BEDROOM

4.89m x 3.44m (16'0" x 11'4")

Having window to rear elevation with fitted shutters, coved ceiling, radiator and built-in wardrobes.

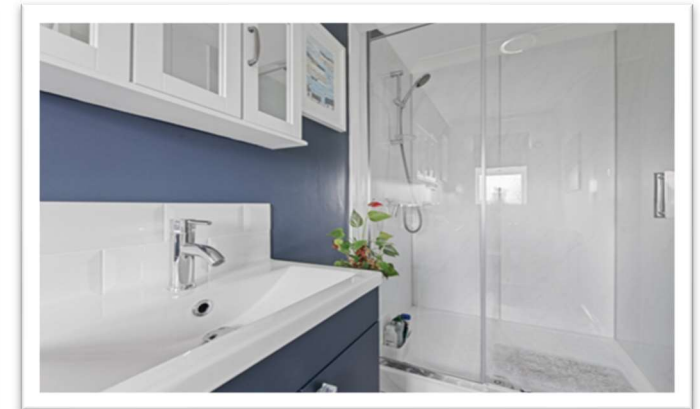
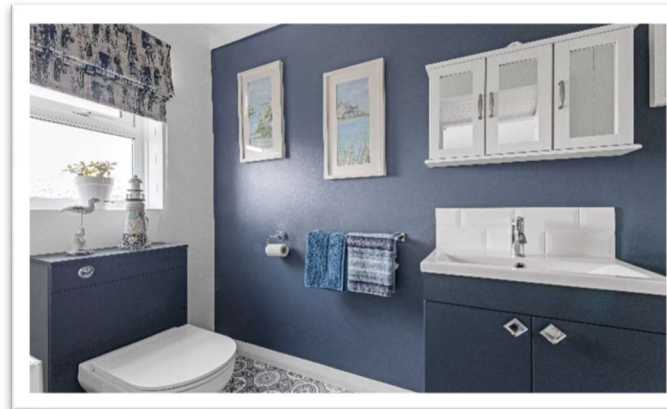
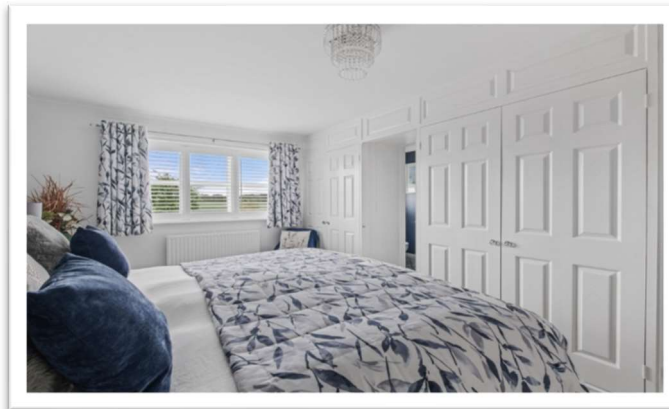
### EN-SUITE

3.55m x 1.21m (11'7" x 4'0")

Having window to rear elevation, coved ceiling, tile effect flooring, shower enclosure with mixer shower fitting & mermaid board splashback, WC with concealed cistern and hand basin on vanity unit with cupboard under.



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### BEDROOM TWO

5.25m x 3.40m (17'2" x 11'2")

Having windows to front & side elevations with fitted shutters, coved ceiling and radiator.

### BEDROOM THREE

3.59m x 3.40m (11'10" x 11'2")

Having window to front elevation with fitted shutters, coved ceiling, radiator and fitted wardrobes & drawers to one wall.

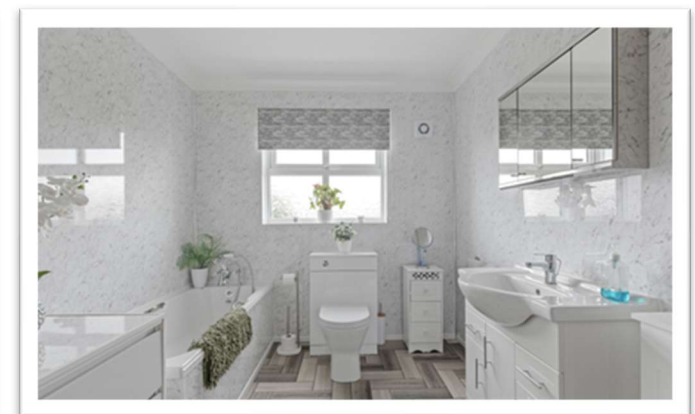
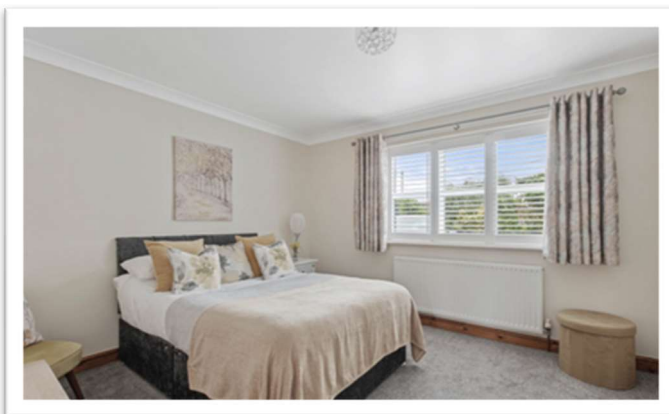
### FAMILY BATHROOM

3.55m x 2.09m (11'7" x 6'11")

Having window to rear elevation, radiator, wood effect flooring, mermaid board walls, extractor and airing cupboard housing hot water cylinder with shelving. Fitted with a suite comprising: panelled bath, WC with concealed cistern and hand basin inset to vanity unit with cupboards & drawers under.



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## EXTERIOR

To the front of the property there is a large block paved area which provides ample off-road parking and hardstanding.

## DETACHED GARAGE

Having electric up-and-over door, windows to front & rear, light and power. The garage at present has been transformed into a games room with a bar area. To the side of the garage there is a car port suitable for the storage of a caravan or motorhome.

## REAR GARDEN

Being enclosed and having a shaped lawn with gravelled & bark chipped borders, gravelled areas, oil storage tank, block paved patio and decked seating area with pergola over.

## THE PLOT

The property occupies a plot of approximately 0.22 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## SERVICES

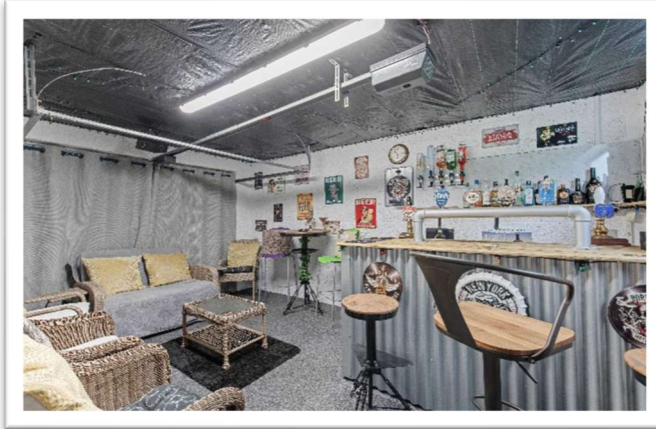
The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler served by radiators and the property is double glazed. The property also has solar panels which are owned (panels & storage batteries fitted in March 2021 with a 10 year guarantee). The current council tax is band D.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

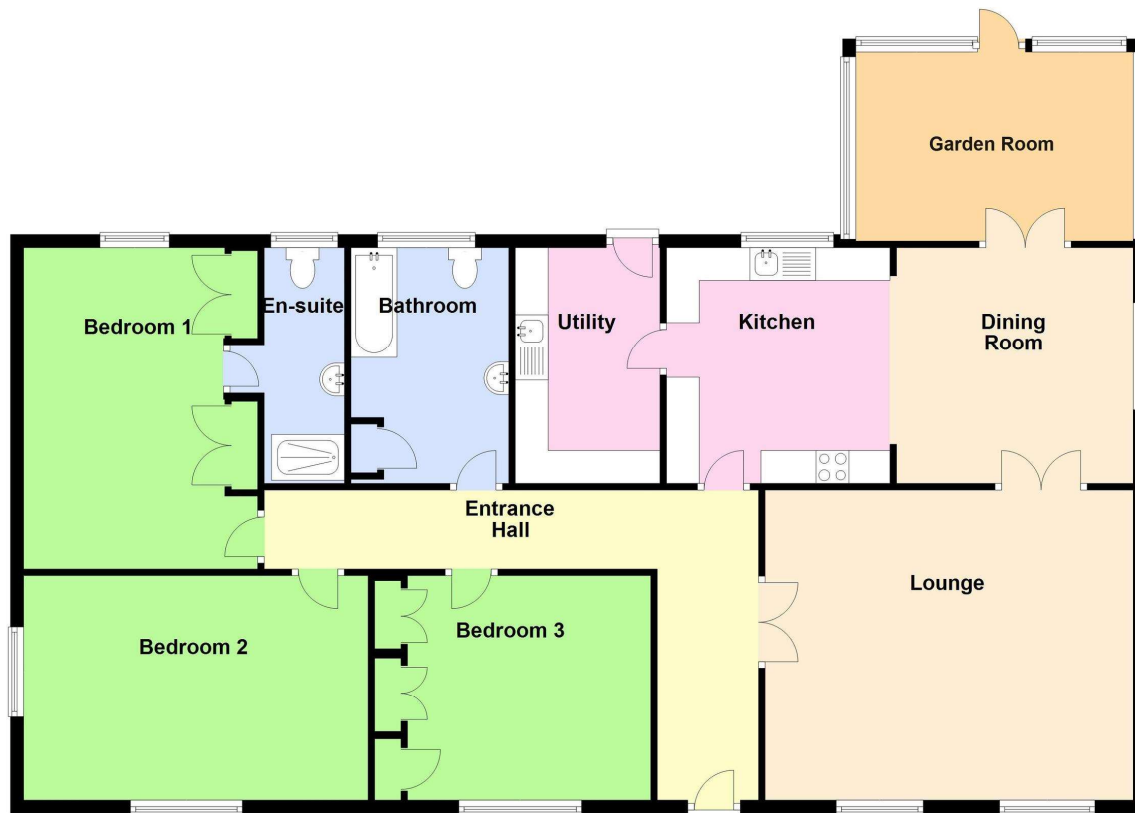






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## Floorplan



Total area: approx. 154.5 sq. metres (1662.8 sq. feet)



*View to rear*



Newton Fallowell Spilsby

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### 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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