



44 Ashby Meadows, Spilsby, PE23 5DN



Freehold

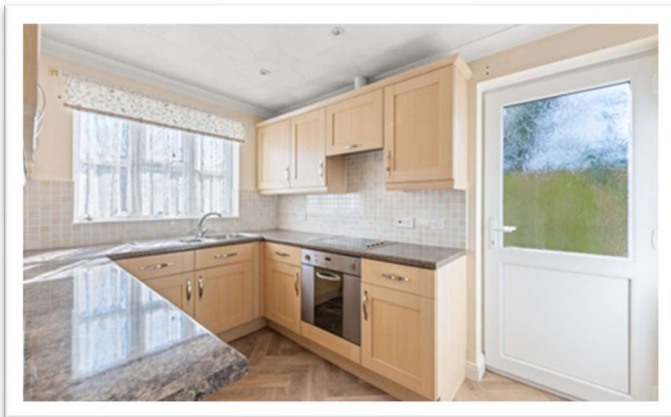
£220,000



Key Features

- Detached bungalow
- Two bedrooms
- Lounge & conservatory
- Kitchen & shower room
- Driveway & garage
- Enclosed low maintenance rear garden
- NO CHAIN
- EPC rating C





A detached bungalow in a popular residential location on the outskirts of town. Having accommodation comprising: entrance hall, lounge, conservatory, kitchen, two bedrooms and shower room. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and a low maintenance gravelled rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, access to roof space, built-in cupboard and further built-in cupboard with radiator.

LOUNGE

3.51m x 5.1m (11'6" x 16'8")

Having coved & textured ceiling, radiator and television aerial connection point. French doors with windows to either side through to the:

CONSERVATORY

3.24m x 5.84m (10'7" x 19'2")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden, ceiling fan/light fitting and tiled floor.

KITCHEN

2.33m x 3.26m (7'7" x 10'8")

Having window to front elevation, part glazed door to side elevation and coved ceiling with inset ceiling spotlights.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawer under. Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards & concealed cooker hood over. Further work surface return with cupboard, drawer, space & plumbing for automatic washing machine and space for fridge under, cupboards over.

BEDROOM ONE

2.87m x 3.48m (9'5" x 11'5")

Having window to front elevation, coved ceiling, radiator and built-in wardrobes.

BEDROOM TWO

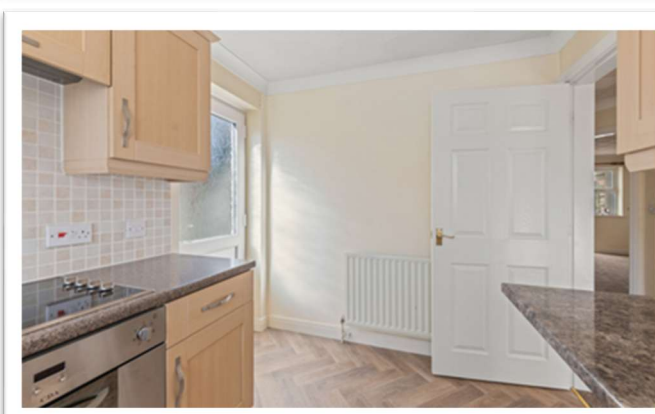
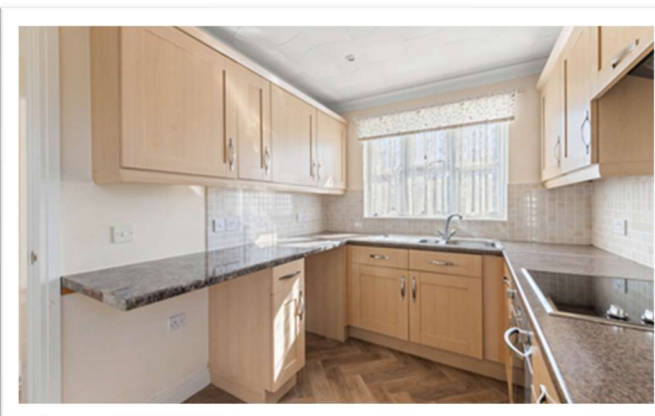
2.82m x 2.84m (9'4" x 9'4")

Having window to rear elevation overlooking the conservatory, coved ceiling and radiator.

SHOWER ROOM

1.75m x 2.1m (5'8" x 6'11")

Having window to side elevation, coved ceiling, radiator, tiled splashbacks and tiled floor. Fitted with a suite comprising: walk-in shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



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 extends down the side of the property to the:

GARAGE

2.66m x 5.23m (8'8" x 17'2")

Having up-and-over door (currently boarded up inside but could easily be removed), part glazed door to garden, light, power and wall mounted gas fired boiler providing for both domestic hot water & heating. Gated access to the:

REAR GARDEN

Being enclosed and being majority gravelled for ease of maintenance with paved footpaths and a garden shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band B.

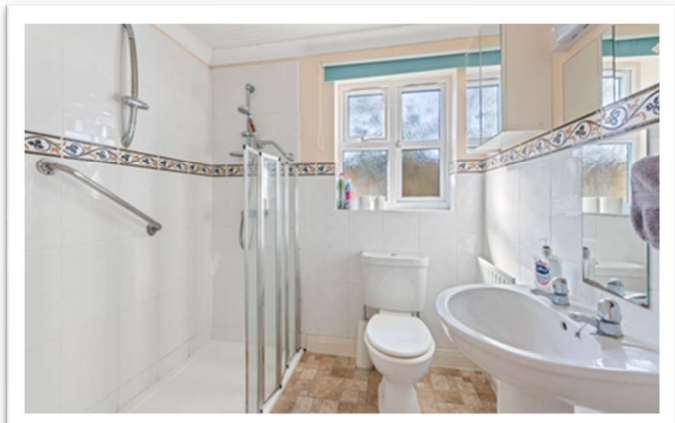
VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

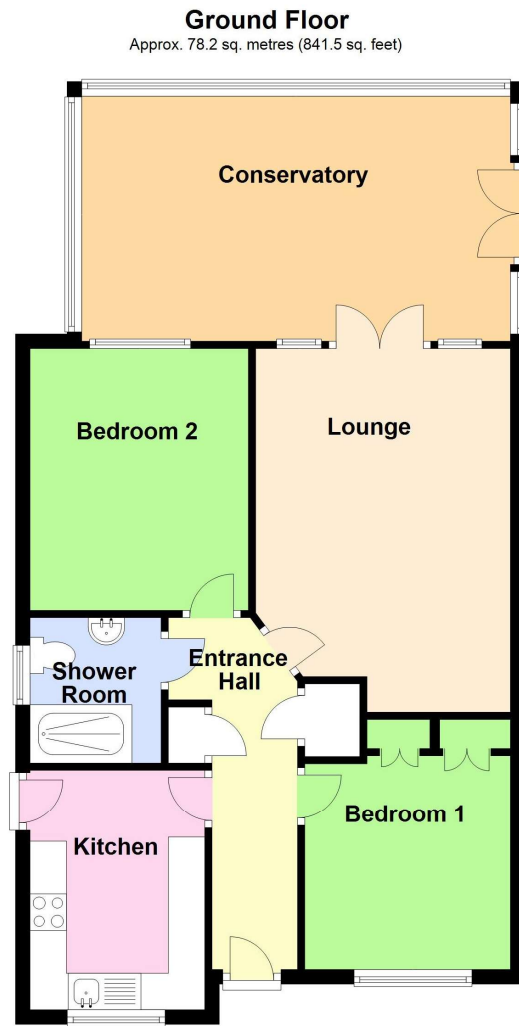
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Floorplan



Total area: approx. 78.2 sq. metres (841.5 sq. feet)



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