



46 Ashby Meadows, Spilsby, PE23 5DN

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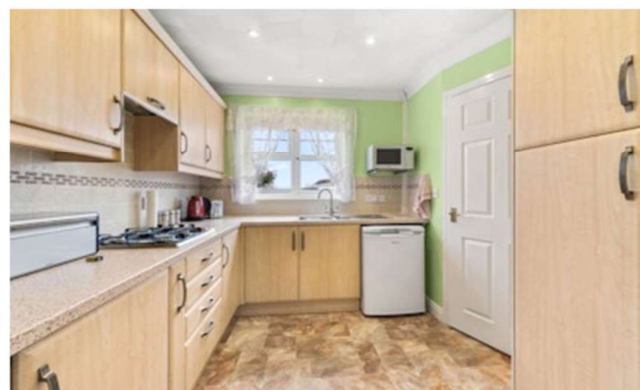
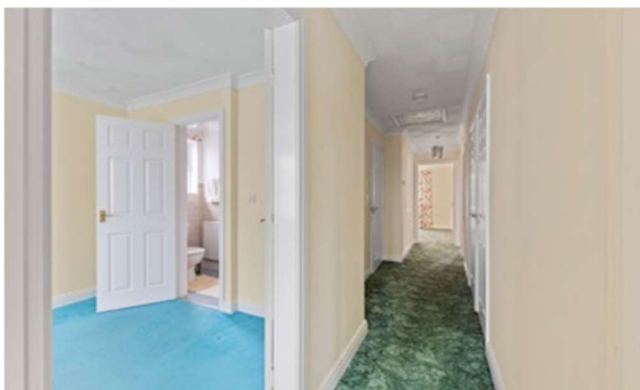
Freehold

£240,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & conservatory
- Kitchen & utility
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating TBC – NO CHAIN





Attractive Detached Bungalow in a Prime Spilsby Location - No Chain

Ideally positioned within walking distance of Spilsby town centre and its excellent range of amenities, this well-presented detached bungalow offers comfortable single-storey living in a highly sought-after area.

The spacious accommodation includes an inviting entrance hall, modern kitchen with adjoining utility room, bright lounge and a conservatory overlooking the garden. There's a master bedroom with en-suite, two further bedrooms, and a contemporary shower room.



Outside, the property enjoys a neat lawned front garden, driveway with ample parking, and a garage with electric roller door. The enclosed rear garden is mainly laid to lawn and features a useful garden shed, perfect for relaxing or pottering outdoors.

Further benefits include gas central heating, double glazing and the advantage of being offered with no onward chain.



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ACCOMMODATION

The accommodation in brief comprises:

ENTRANCE HALL

KITCHEN

3.18m x 2.43m (10'5" x 8'0")

UTILITY

2.12m x 1.6m (7'0" x 5'2")

LOUNGE

5.57m x 4.03m (18'4" x 13'2")

CONSERVATORY

3.05m x 2.84m (10'0" x 9'4")

MASTER BEDROOM

4.19m x 2.94m (13'8" x 9'7")

EN-SUITE

BEDROOM TWO

3.75m x 2.81m (12'4" x 9'2")

BEDROOM THREE

2.51m x 2.84m (8'2" x 9'4")

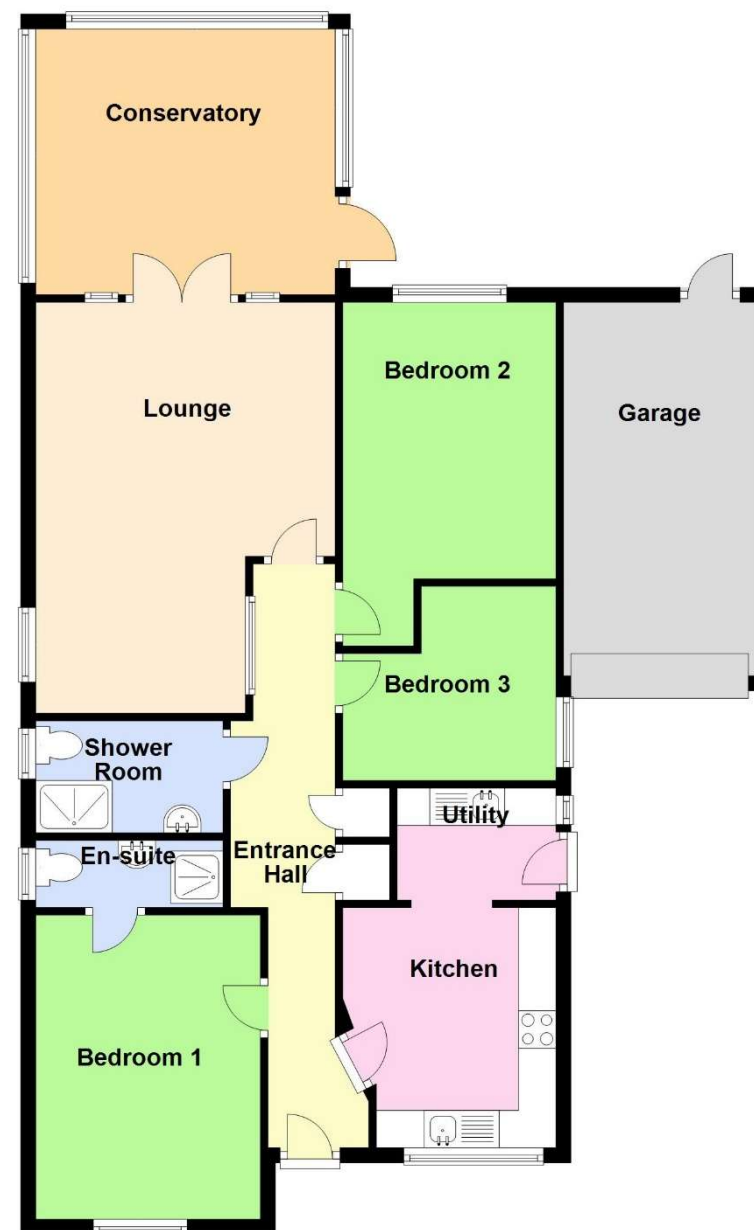
SHOWER ROOM

GARAGE

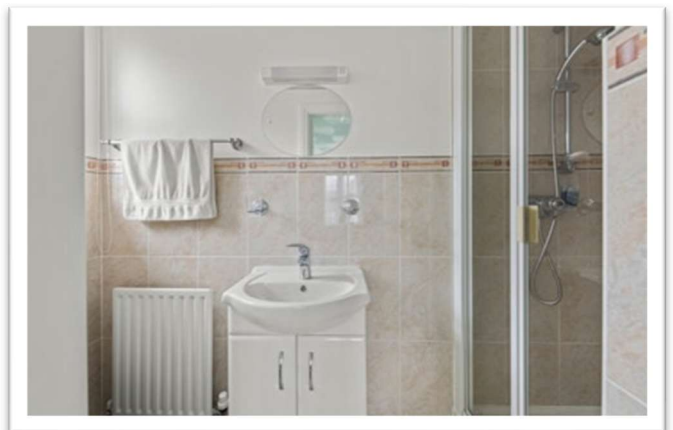
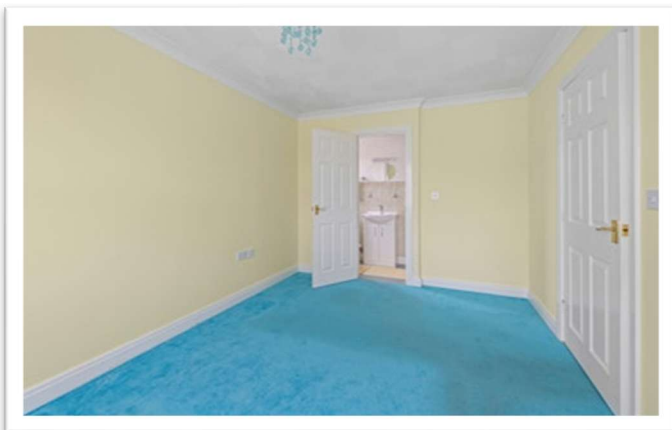
5.08m x 2.67m (16'8" x 8'10")

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band C. The property also has solar panels which are leased.



Total area: approx. 112.0 sq. metres (1205.4 sq. feet)



VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

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