

Buy. Sell. Rent. Let.



89 Ashby Road, Spilsby, PE23 5DW



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2

£350,000

When it comes to
property it must be


lovelle



£350,000

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Key Features

- Detached House with No Onward Chain
- Three Bedrooms
- Good Sized Gardens & Balcony
- Large Garage and Driveway
- Family Bathroom and Downstairs Shower Room
- EPC rating TBC
- Tenure: Freehold





Fantastic, extended, detached house for sale with NO ONWARD CHAIN! Very well presented accommodation with flexible accommodation that could suit many different households situated on a large 1/4 of an acre plot! Located towards the edge of the Market Town with views towards the Wolds from the balcony! The accommodation comprises; entrance hallway, lounge open to dining room, elegant sitting room, kitchen-diner, utility room, downstairs shower room, upstairs family bathroom, French doors from the landing onto large balcony and three good size bedrooms with gas central heating and UPVC double glazing. The plot provides double width driveway, large, detached garage and pleasant gardens to all sides with mature planting and covered seating/entertaining area. Located on the edge of historic Market Town with good amenities including supermarket, pubs/restaurants, cafes, various shops, regular bus services, primary and secondary schooling, vets, doctors and post office. Surrounded by the rolling Lincolnshire Wolds (Area of Outstanding Natural Beauty) and offers picturesque walks and connections to nature. Also only 12 miles from the golden sandy coastline in Skegness, 17 miles from the larger Market Town of Boston and 32 miles to the historic City of Lincoln.

Entrance Hallway

2.81m x 1.53m (9'2" x 5'0")

Entered via front UPVC door with stairs to the first floor, storage cupboard, radiator, doors to;

Dining Room

3.92m x 3.63m (12'11" x 11'11")

With UPVC French doors to the rear garden, feature arched window to the side aspect, radiator, open to;

Lounge

4.65m x 3.63m (15'4" x 11'11")

(Max dimensions into bay). With UPVC bay window to the front aspect, radiator, feature fireplace.

Kitchen-Diner

5.11m x 3.33m (16'10" x 10'11")

With UPVC window to the front aspect, radiator, fitted base and wall cupboards including display cabinets, wine rack and drawers, work surfaces with inset 1 & 1/2 bowl sink, integrated electric double oven, integrated halogen hob with extractor over, integrated microwave, integrated fridge, integrated dishwasher, door to rear lobby and;

Utility Room

4.41m x 1.52m (14'6" x 5'0")

With UPVC window and door to the rear aspect, fitted base and wall cupboards, work surfaces, integrated washing machine.

Rear Lobby

With UPVC door to the back garden, doors to sitting room and;

Shower Room

2.48m x 1.97m (8'1" x 6'6")

With UPVC window, shower cubicle, low level wc, wash hand basin inset into vanity units, tiled walls, radiator.

Sitting Room

6.12m x 3.10m (20'1" x 10'2")

Elegant room accessed via steps from the lobby with French doors and two windows allowing a good degree of light.

Landing

With cupboard housing the hot water tank, loft access, French doors to balcony and doors to;

Bathroom

2.49m x 1.65m (8'2" x 5'5")

With UPVC window, large bath with mixer tap/shower attachment, pedestal wash hand basin, low level wc, tiled walls, ladder style radiator.

Bedroom One

3.93m x 3.63m (12'11" x 11'11")

With UPVC window to the front aspect, radiator, fitted wardrobes.

Bedroom Two

3.93m x 3.64m (12'11" x 11'11")

(Max dimensions). With UPVC window to the rear aspect, radiator, fitted wardrobe.

Bedroom Three

2.52m x 2.50m (8'4" x 8'2")

With UPVC windows to the front and side aspects, radiator, freestanding wardrobes.

Outside

Beautiful plot with gardens to all sides. The driveway is accessed to the side off Willoughby Drive via wrought iron double gates, laid to gravel and double width, leads to the detached garage. All the gardens offer different aspects, sunny areas, seating areas, different planting and interest and in the agent's opinion a good degree of privacy. The front gardens offer a large lawned area with mature trees, plants and shrubs and hedging and fencing provide a very private, pretty garden. To one side is a greenhouse and gated access to the other side of the house opens to a large, gravelled garden interspersed with plants and shrubs. A further gate and steps lead up from the side garden to;

Rear Garden

The rear garden, which is laid to patio with a semi enclosed, covered seating area to provide a fantastic sheltered outdoor eating and entertaining area. The rear garden opens to the driveway.

Garage

8.89m x 4.06m (29'2" x 13'4")

Large brick built garage with single electric up and over door, personnel door opening to the rear garden, power and light and three UPVC windows.

Balcony

Accessed from the landing, decked and enclosed by wrought iron balustrade. Beautiful, large seating area overlooking the rear garden and over towards open fields and the Wolds.





NB

The property has security shutters (ideal if you need to leave the property for longer periods of time to ensure higher levels of security) plus a burglar alarm.

Services

The property has mains water, sewerage and electricity and gas central heating. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Located on the edge of historic Market Town with good amenities including supermarket, pubs/restaurants, cafes, various shops, regular bus services, primary and secondary schooling, vets, doctors and post office. Surrounded by the rolling Lincolnshire Wolds (Area of Outstanding Natural Beauty) and offers picturesque walks and connections to nature. Also only 12 miles from the golden sandy coastline in Skegness, 17 miles from the larger Market Town of Boston and 32 miles to the historic City of Lincoln.

Directions

From Skegness take the A158 Burgh Road out of town. At the roundabout go straight onto the Burgh By-pass. At Gunby roundabout take the exit towards Boston/ Candlesby/ Spilsby/Horncastle staying on the A158. Go through Candlesby and continue along and at the cross roads turn left onto Northfield Road and continue for approx 2.5 miles going through Ashby by Partney. As you come up the hill into Spilsby take the first right into Willoughby Close and the property is on the right hand side.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and

our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

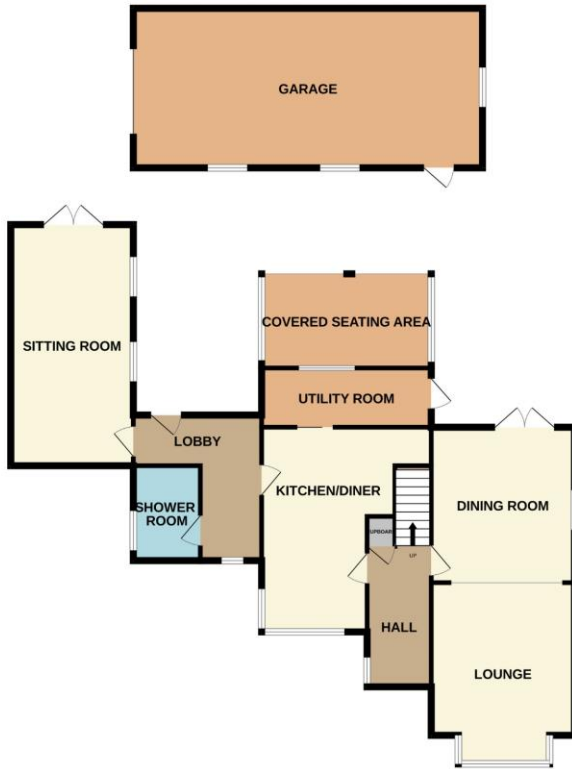
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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