

Buy. Sell. Rent. Let.



26A Ashby Meadows, Spilsby, PE23 5DN



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£140,000

When it comes to
property it must be


lovelle

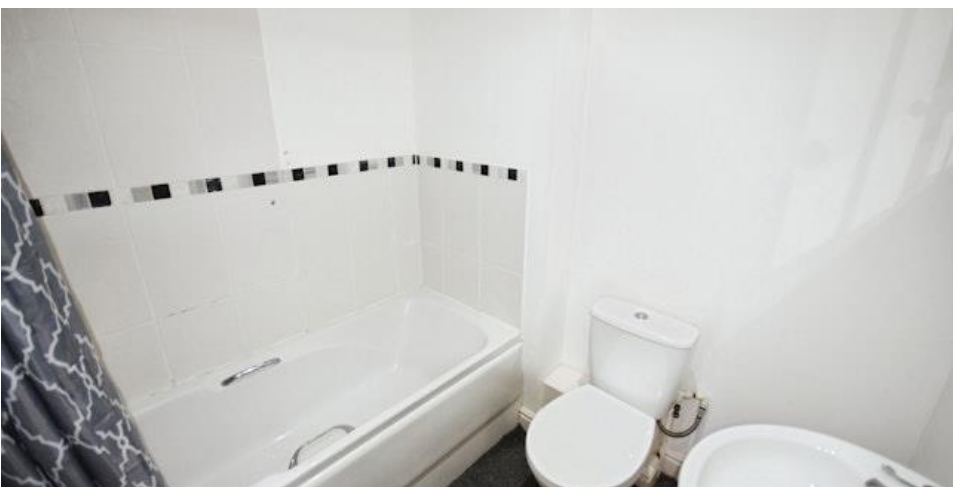
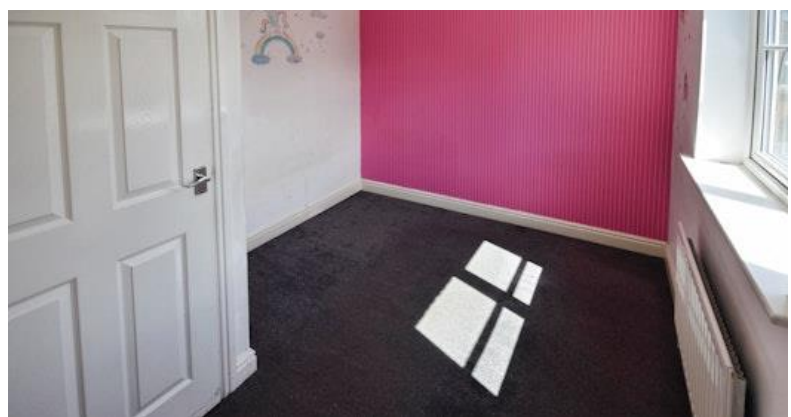


£140,000



Key Features

- Field Views to Rear
- NO ONWARD CHAIN
- Lounge & Kitchen-Diner
- Two Good Size Bedrooms
- Off Road Car Parking
- Enclosed, Low Maintenance Rear Garden
- EPC rating C
- Tenure: Freehold





NO ONWARD CHAIN! Great position towards the bottom of a quiet development with no through road with lovely GREEN AREA directly behind the house and VIEWS TOWARDS FIELDS & THE WOLDS! The property comprises; hallway, downstairs wc, lounge, kitchen-diner with French doors to the low maintenance, enclosed rear garden, bathroom and two good size bedrooms to the first floor with gas central heating, UPVC double glazing and there is a small communal car parking area adjacent to the terrace providing off road car parking.

Hall

Entered via a composite front door, radiator, doors to;

WC

With low level WC, pedestal wash hand basin, radiator, extractor fan.

Lounge

4.67m x 3.34m (15'4" x 11'0")

With UPVC window to the front aspect, radiator, understairs storage cupboard, stairs to the first floor, door to;

Kitchen Diner

4.19m x 2.78m (13'8" x 9'1")

With UPVC window to the rear aspect, UPVC French doors to the rear garden, radiator, fitted with a range of base and wall units with work tops over, stainless steel sink, integrated electric oven, integrated gas hob with extractor over, space for tall fridge freezer, space for washing machine, space for slim line dishwasher, combi boiler.

Landing

With loft access, doors to;

Bedroom One

4.2m x 2.83m (13'10" x 9'4")

With UPVC window to the rear aspect, radiator.

Bedroom Two

3.44m x 2.61m (11'4" x 8'7")

(Max dimensions and to cupboards). With UPVC window to the front aspect, radiator, two fitted cupboards/wardrobes one with radiator.

Bathroom

Bath with mains fed shower over, tiling where appropriate, low level WC, pedestal wash hand basin, radiator, spotlights, extractor fan.

Outside

To the front is a gravelled garden. To the rear the garden is laid to gravel and patio with shed all enclosed by fencing. Pathway at the bottom for bins accessed via the side of No 26. Adjacent to 26B is a communal car parking area.

Services

The property has gas heating, mains water, sewerage and electricity. 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

Spilsby is a well served Market Town with various shops, doctors, vets, supermarkets, bus services etc. Located on the edge of the Wolds and areas of Outstanding Natural Beauty but also only a short drive to the beautiful sandy beaches of the Lincolnshire coast!

Directions

From Skegness take the A158 Burgh Road out of town. At the roundabout go straight on to the Burgh By-pass to Gunby roundabout. Take the left exit towards Spilsby and Lincoln. You will go through the village of Candlesby, continue until you get to Partney roundabout and turn left signposted Spilsby and Boston (A16). Turn left into Spilsby onto Church Street, go past the Church and Theatre and take a left turn onto Ashby Road and then turn right off into Ashby Meadows, follow the road property will be found at the end on the left hand side marked by our for sale board.

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.lovell.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.

Mortgage Advice

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. 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.



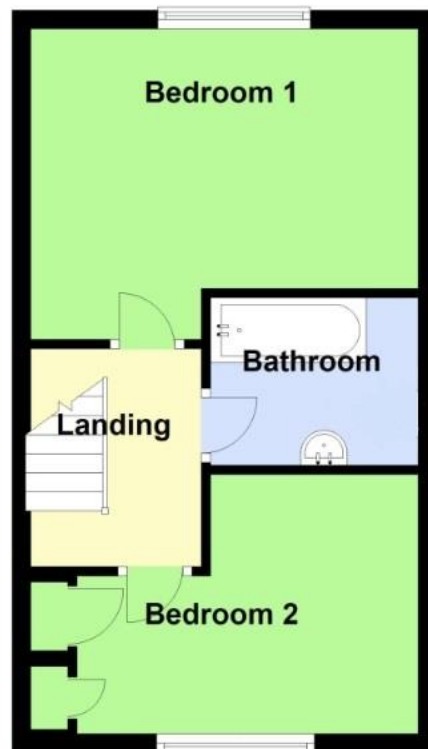
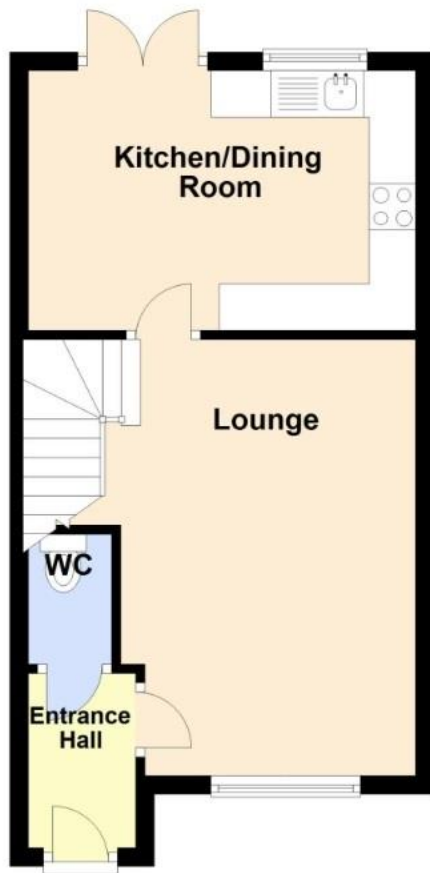
Energy Performance Certificate

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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