



Willsons

Norfolk Lea, Ashby-by-Partney, Spilsby

£275,000



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Willsons

SINCE 1842

Norfolk Lea,
Ashby-By-Partney, Spilsby,
Lincolnshire, PE23 5RF

"AGENT'S COMMENTS"

This detached family home is situated in the semi-rural location of Ashby-by-Partney and within close proximity to the market town of Spilsby. Offering two reception rooms, sun room, utility room, ample parking, brick-built workshop with additional smaller outbuildings and enclosed rear garden with field views. Benefitting from solid fuel heating and a combination of wooden, uPVC and aluminium double glazed windows.

LOCATION

Ashby-by-Partney is a small hamlet on the outskirts of the market town of Spilsby, situated in the Lincolnshire Wolds approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local Shops, Supermarkets, Doctors, Dentists and Vets along with plenty of places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston Bus routes and holds a weekly Monday Market as well as a number of clubs for all ages.



Willsons
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Front of Property

With five-bar gate and separate pedestrian gate, block paved driveway offering ample parking, area of lawn, gated access to both sides of the property and property boundaries of hedging.

Entrance Porch

7'6" x 3'11" (2.3m x 1.2m)

Of brick wall, wooden cladding and single glazed wooden window construction, wooden front door, fully glazed internal door and tiled flooring.

Entrance Hallway

13'10" x 5'2" max (4.22m x 1.6m max)

With radiator, telephone point, stairs leading to the first floor and carpeted flooring.

Living Room

13'9" x 10'9" (4.2m x 3.3m)

With log burner, radiator, television point, windows to the front of the property and carpeted flooring

Kitchen

13'1" x 9'10" (4.0m x 3.0m)

Bespoke wooden wall and base units, Belfast sink with mixer tap, solid fuel Rayburn, integrated dishwasher and cooker with gas hob, tiled splashback, feature lighting, window to the side of the property and tiled flooring.

Pantry

5'2" x 3'11" (1.6m x 1.2m)

With shelving, fully tiled walls, window to the rear of the property and tiled flooring.

Utility Room

3'11" x 5'6" (1.2m x 1.7m)

With space and plumbing for washing machine, space for undercounter appliance, loft hatch, window to the rear of the property and tiled flooring.

Dining Room

13'9" x 9'10" (4.2m x 3.0m)

With radiator, windows to the front and side of the property and carpeted flooring.

Sun Room

31'5" x 6'6" (9.6m x 2.0m)

With uPVC rear door leading to the garden, windows to side, front and rear of the property and tiled flooring.

WC

5'6" x 4'7" (1.7m x 1.4m)

With WC, hand basin, radiator, partially tiled walls, window to the rear of the property and ynal tiled flooring.

First Floor Landing

11'5" x 3'7" max (3.5m x 1.1m max)

With loft hatch, window to the rear of the property and carpeted flooring

Bedroom One

13'9" x 11'9" (4.2m x 3.6m)

With built-in wardrobes, radiator, window to the front of the property and carpeted flooring.

Bedroom Two

13'5" max x 9'6" max (4.1m max x 2.9m max)

'L' shaped room with built-in wardrobes, sink vanity unit, radiator, windows to the front and side of the property and carpeted flooring.

Bedroom Three

9'10" max x 6'10" (3.0m max x 2.1m)

With built-in airing cupboard housing immersion tank, built-in storage cupboard, window to the side of the property and carpeted flooring.

Bathroom

9'6" x 5'2" (2.9m x 1.6m)

With WC, bespoke vanity hand basin, bath with direct feed rainfall shower and additional shower head, extractor fan, chrome heated towel rail, fully tiled walls, windows to the left of the property and vinyl flooring.

Rear Garden

Set to lawns with borders of mature trees and shrubs, decking area, concrete slabbed patio area, access to the front of the property from both sides and property boundaries of fencing and hedging.

Workshop

19'8" x 17'0" (6.0m x 5.2m)

Of brick and block construction, power and lighting, wooden door leading to rear store, windows to both sides and concrete flooring.

Rear Store

19'8" x 8'10" (6.0m x 2.7m)

With power and lighting, windows to the side and concrete flooring.

Store Room

8'6" x 15'5" (2.6m x 4.7m)

With lighting and power, windows to the rear and sides, wooden door leading to the rear garden and concrete flooring.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity and water are connected to the property and that drainage is to a private septic tank and heating is via solid fuel.

Local Authority

Council Tax Band 'D' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of E. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 5134-2326-5300-0645-9226

Directions

From the A16 between Louth and Boston, at Spilsby, turn onto the B1195 towards the town centre, turning left onto Ashby Road after 380m. After 1 mile, the property can be found on the left.

What3Words///clever.twinkling.link

Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.



Norfolk Lea
 Ashby Road
 Ashby-by-
 Partney
 Spilsby
 PE23 5RF



FLOOR PLAN

TOTAL AREA: APPROX. 122.2 SQ. METRES (1315.3 SQ. FEET)

FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

