



Avalon House, 11 Station Road,  
Firsby, Spilsby, PE23 5PX



4



1



2



£360,000



## Key Features

- NO CHAIN
- BEAUTIFULLY PRESENTED AND DECEPTIVE SIZED
- LARGE LANDSCAPED GARDEN
- TWO DRIVES AND GARAGE
- LOVELY RURAL VILLAGE LOCATION
- EPC RATING D





NO CHAIN. Lovely rural village location a short drive to the Coast and Wolds. A beautifully presented and deceptive sized 4 double Bedroom Detached House with large landscaped garden, two wide drives providing ample parking and Garage. With Reception Hall, W.C, feature wood flooring through the 6m Lounge, lovely 7m Dining Kitchen, Utility Room, Sun Lounge with bi-fold doors to the rear, fabulous large Bath & Shower Room. EPC Rating D.

#### LOCATION

The property is located in the village of Firsby being approximately 4 miles from the market town and shopping centre of Spilsby. The coastal resort of Skegness with rail links to main east coast routes is approximately 8 miles. To the north and west lie the Lincolnshire Wolds, much of which are designated an Area of Outstanding Natural Beauty

#### ACCOMMODATION

A pretty tiled OPEN PORCH leads via a smart double glazed door to the:-

#### RECEPTION HALL 19' 4" x 7' 6" maximum to the main area

With mat well, attractive wood flooring, radiator, side pvc window, stairs leading off.

#### W.C

With toilet, hand basin in a cupboard unit, radiator.

#### LOUNGE 19' 6" x 16' 2" maximum

With lovely wood flooring, wall and ceiling lighting, pvc windows to the front and side elevations with venetian blinds, 2 radiators and a feature fireplace surround, glazed double doors leads to the:-

#### DINING KITCHEN 24' 1" x 11' 7"

With cream doored base and wall units, worksurfaces with attractive tiled splashbacks, inset 1 1/2 bowl sink unit with mixer tap over, space for Belling range cooker with stainless steel wide cooker hood above, integrated dishwasher, integrated fridge, glazed display cabinets, pvc window

overlooking one of the drives, tiled floor and glazed double doors leading to the:-

#### SUN LOUNGE 15' 8" x 9' 0" maximum

With pvc window overlooking the drive, wall light, laminate flooring and wide bi-fold doors opening out onto the paved terrace.

#### UTILITY ROOM 8' 4" x 7' 7" minimum

With base and wall cupboards, worksurfaces, tiled floor, spaces for washing machine and dryer, space for american style fridge freezer, broom cupboard, oil central heating boiler, pvc door to the rear garden and terrace.

#### FIRST FLOOR LANDING 15' 2" x 7' 2" overall

With pvc window, radiator in a decorative cover, access to roof space.

#### BEDROOM 1 11' 8" x 11' 3"

With pvc window with farmland views to the front, radiator.

#### BEDROOM 2 12' 0" x 11' 11" including chimney breast

With pvc window to the front elevation with venetian blinds, radiator, farmland views to the front.

#### BEDROOM 3 12' 6" x 11' 7"

With pvc window to the rear elevation with venetian blinds, radiator.

#### BEDROOM 4 11' 7" x 11' 3"

With pvc window to the rear elevation with farmland views beyond, radiator, built in airing cupboard housing the insulated hot water cylinder.

#### BATH & SHOWER ROOM 8' 3" x 7' 1"

Beautifully fitted with a double ended bath tub with hand shower over, a large corner shower enclosure with screen doors and two shower heads, W.C, hand basin set on a wall mounted cupboard unit, attractive tiled floor and walls, vertical towel radiator, opaque pvc window, extractor light.





### OUTSIDE

To the front is a low wall and a lawned garden between two concrete drives, one leading via double gates to the rear and one leading via a 5 bar gate to a gravelled inner drive and :-

### GARAGE 18' 0" x 9' 4" internal

With up and over vehicle door, light and power. To the rear is the oil tank on a concrete base.

The rear garden has been landscaped to include extensive paved sitting terraces on two levels with a gazebo to one side and pretty edged slate chipped shrub borders, neat fencing and leading to a large lawn.

### TENURE

Freehold.

### SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

### VIEWING

By prior appointment with Newton Fallowell office in Skegness.

### COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band C - 2022/23 - £1,667.60





## Ground Floor

Approx. 87.8 sq. metres (945.4 sq. feet)

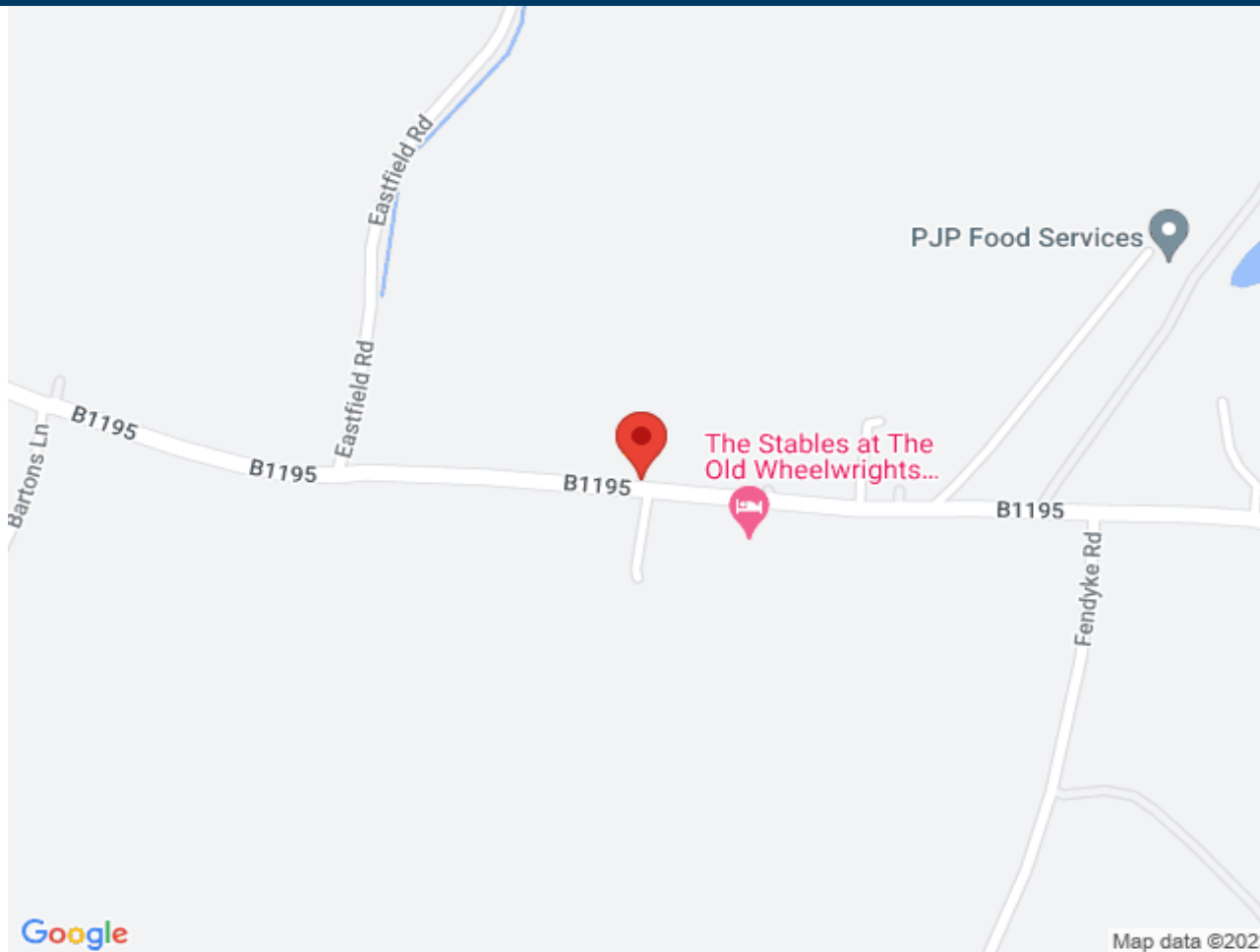


## First Floor

Approx. 69.3 sq. metres (745.4 sq. feet)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	77   C
39-54	E		
21-38	F		
1-20	G		

