



The Old Bakery, High Street,
Candlesby, Spilsby, PE23 5RX



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£180,000

- NO CHAIN
- 2 BEDROOM COTTAGE
- 24 FT LOUNGE
- KITCHEN / BREAKFAST ROOM
- GROUND FLOOR SHOWER ROOM
- DRIVE & GARAGE
- PRETTY WALLED GARDENS
- FREEHOLD
- EPC RATING F
- COUNCIL TAX BAND B



NO CHAIN. A quaint 2 Bedroom Cottage in a village location just a short drive from the seaside town of Skegness and the picturesque Lincolnshire Wolds with their historic Market Towns. With 24 ft Lounge, Kitchen/Breakfast Room, rear Porch and Shower Room to the ground floor and a spacious landing and 2 Bedrooms to the first floor. There are pretty cottage style gardens, a concrete drive and Detached Garage with adjacent outbuilding. Viewing is recommended. EPC Rating F

ACCOMMODATION

Entrance is on the front elevation via a pvc door to the:-

LIVING ROOM

7.45m x 4.56m (24'5" x 15'0")

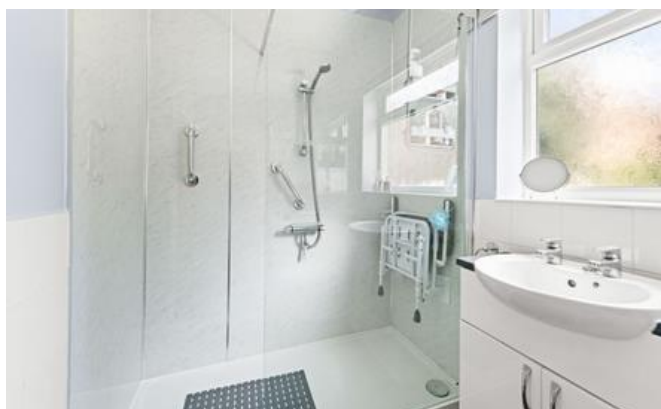
Being triple aspect with 2 pvc windows to the front elevation, 2 pvc windows to the side elevation, further pvc bow window with deep cill overlooking the rear garden, brick fireplace with display niches and tiled hearth, 3 radiators, stairs leading off to the first floor.

KITCHEN / BREAKFAST ROOM

4.38m x 3.00m (14'5" x 9'10")

With wooden base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, built in oven with electric hob and extractor hood above, plumbing for washing machine, space for fridge freezer, gas central heating boiler, pvc window to the side elevation overlooking the garden, radiator, tiled floor.





REAR LOBBY

With pvc door to the garden, airing cupboard housing the insulated hot water cylinder.

SHOWER ROOM

2.63m x 1.71m (8'7" x 5'7")

With walk in shower area with wet room panelling, hand basin in a vanity unit, W.C with concealed cistern, heated towel radiator, part tiled walls, opaque pvc window to the rear elevation.

FIRST FLOOR LANDING

With pvc window to the rear elevation, built in cupboard.

BEDROOM 1

4.54m x 3.59m (14'11" x 11'10")

Being triple aspect with pvc windows to the front, side and rear elevation, 2 radiators, access to roof space.

BEDROOM 2

3.60m x 2.35m (11'10" x 7'8")

With pvc window to the front elevation, radiator.

OUTSIDE

To the front is a small lawned garden area with shrub borders. A concrete driveway with double wrought iron gates lead to the:-

DETACHED GARAGE

5.70m x 4.39m (18'8" x 14'5")

With double wooden doors, single glazed windows to the side.

BRICK OUTBUILDING

GARDEN

Secluded rear garden on two levels, lawned with paved sitting areas and shrub and flower borders.

TENURE

Freehold.

SERVICES

The property has mains gas, electricity and water connected. Heating is via a gas central heating boiler served by radiators.

Drainage is to a Septic Tank

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council

Band B - 2023/24 - £1,594.04

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.







Floorplan

Ground Floor

Approx. 56.9 sq. metres (612.1 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



Total area: approx. 91.1 sq. metres (980.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



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