



**Lymn House Scremby Road, Partney Spilsby PE23 4PG**



**welcome to**

**Lymn House Scremby Road, Partney Spilsby**

Beautiful period property located in the pretty village of Partney, located at the foot of the Lincolnshire Wolds! This well maintained home has been recently upgraded with many modern features including air source heat pump central heating.



GUIDE PRICE £425,000-£435,000

This beautifully presented period property set in the picturesque village of Partney, nestled at the foot of the Lincolnshire Wolds. Carefully maintained and sympathetically upgraded, the home blends character features with modern living. Recent improvements include an air source heat pump, owned solar panels with battery storage, and a range of contemporary fittings, ensuring comfort and excellent energy efficiency (EPC Rating: B).

The generous accommodation offers a versatile layout, ideal for families or those seeking flexible living space.

## Ground Floor

### Dining Room

15' 9" x 14' ( 4.80m x 4.27m )

### Sitting Room

17' 4" x 13' 10" ( 5.28m x 4.22m )

### Lounge/Diner

27' 7" x 12' 8" ( 8.41m x 3.86m )

### Kitchen

23' 8" x 8' 5" ( 7.21m x 2.57m )

## Rear Porch

## W/C

### Utility Room

9' x 8' 4" ( 2.74m x 2.54m )

### Office/Garden Room

10' 7" x 7' 8" ( 3.23m x 2.34m )

## First Floor

### Landing/Study/Seating Area

18' 9" x 8' 6" ( 5.71m x 2.59m )

### Master Bedroom

17' 3" x 13' 11" ( 5.26m x 4.24m )

### Bedroom Two

14' 1" x 11' 9" ( 4.29m x 3.58m )

### Bedroom Three

14' 1" x 12' 10" ( 4.29m x 3.91m )

### Bedroom Four

13' 1" x 13' ( 3.99m x 3.96m )



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## **Lymn House Scremby Road, Partney Spilsby**

- Beautifully presented four double bedroom period property
- Sympathetically modernised with air source heat pump and owned solar panels with battery storage (EPC Rating: B)
- Spacious accommodation with three reception rooms, modern kitchen, utility room, and office/sun room
- Light-filled landing area with flexible use as a study/playroom/seating space
- Jack & Jill family bathroom with access from the master bedroom

Tenure: Freehold EPC Rating: B



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWB116312 - 0003

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