



The Elements

Beldings Close, Firsby, Spilsby. PE23 5QS





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A four/five bedroom family home of some considerable appeal, with classic oak features throughout and a range of flexible living accommodation. Providing large kitchen, dining and living spaces, the addition of a downstairs en suite bathroom allows accessible and scope for multigenerational living. Complete with home office space, utility, cloakroom; three bedrooms (one en suite) and family bathroom to the first floor, the property enjoys an excellent rear garden, provides ample off road parking for multiple vehicles to driveway and includes a single garage.

Firsby is a village with St Andrew's church between Wainfleet and Spilsby, five miles distant from each with good access to local facilities. Wainfleet offers a train station with free parking and full access to the rail networks. Firsby in its heyday was a busy junction on the Great Northern railway.

ACCOMMODATION

Entrance Porch having oak door with leaded window decoration, oak double glazed windows to front; oak double glazed sloping roof, tiled floor, exposed brick walls and wall light. Oak single glazed obscure door to:

Hallway having spindle and balustrade staircase to first floor, built in under stairs storage space, Sterling heating control panel for ground floor underfloor heating, telephone point and power points. Oak effect flooring, oak doors to downstairs accommodation including:

Bedroom with uPVC double glazed sash window to front aspect; TV point, ceiling spotlights and power points. Door to:





En-Suite having uPVC double glazed obscure sash window to side aspect; shower cubicle with light over, wash hand basin inset to storage unit and low level WC. Vinyl flooring, tiles to walls, ceiling spotlights, shaver socket and extractor fan.

Cloakroom with low level WC, wash hand basin, tiles to half height to walls, oak effect flooring, ceiling light and extractor fan.

Breakfast Kitchen having uPVC double glazed sash windows to side and rear; pair of French doors to side aspect; a good range of oak fronted storage units to base and wall levels, plus full height pantry shelf cupboards, double sink inset to roll edge worktop with drainage furrows. Integrated dishwasher, space and connections for American style fridge freezer. Rangemaster Toledo range cooker inset to tiled surround beneath extractor canopy, tiled floor, TV point, inset ceiling spotlights and low level floor lights and power points. Part glazed door to hallway and to:

Utility with uPVC double glazed sash window to side, obscure glazed door to side aspect; a good range of storage units to base and wall levels, aluminum sink and drainer inset to roll edge worktop with space and connections for under counter washing machine and dryer. Tiled floor, ceiling spotlights, extractor fan and power points. Double doors to storage space housing Worcester oil fired boiler and water softener.

Dining Room having uPVC double glazed sash windows flanking French doors to rear aspect; oak effect flooring, TV and telephone point, ceiling spotlights and power points. Oak part glazed double doors to hallway.



Living Room having uPVC double glazed sash windows to side and rear, French doors to rear aspect; exposed brick fire surround with wood burning stove inset, oak mantel, carpeted floor, TV point, ceiling and wall lights and power points.

Home Office / Bedroom with uPVC double glazed sash window to front aspect; carpeted floor, TV and telephone point, ceiling light and power points.

First Floor



Gallery Landing with carpeted floor, loft access hatch, ceiling and wall lights and power points. Oak doors to first floor accommodation.

Family Bathroom having uPVC obscure double glazed sash window to rear aspect; panel bath, low level WC and wash hand basin inset to vanity unit with roll edge worktop. Tiles to walls, vinyl flooring, radiator, wall mounted heated towel rail, ceiling spotlights and low level lights. Doors to airing cupboard housing water cylinder.

Bedroom with uPVC double glazed sash window to rear aspect; carpeted floor, radiator, TV point, ceiling light and power points.

Master Bedroom having uPVC double glazed sash windows to side and rear aspects; oak doors to built in wardrobe storage space, with spot lights to ceiling and shelving to walls. Carpeted floor, radiator, TV and telephone points, ceiling and wall lights and power points. Door to:

En-suite having uPVC double glazed obscure sash window to front aspect; shower cubicle with tiled surround, light over, wash hand basin inset to vanity unit and low level WC. Tiles to walls, wall mounted chrome heated towel rail, carpeted floor, ceiling spotlights, shaver socket and extractor fan.

Bedroom with uPVC double glazed sash window to front aspect; carpeted floor, radiator, TV point, ceiling light and power points.

OUTSIDE

The property is situated to the corner of the Beldings Close cul de sac; with brick paved driveway providing ample off road parking space and access to the **extra long Single Garage**, with up and over door, light and power. The front is laid to driveway with established plant beds to the sides and personnel gates, ensuring a child and pet friendly secure rear area.

The rear garden is predominantly laid to lawn with mature plant beds throughout. Leading off the living room, dining room and breakfast kitchen is a large paved patio seating area, enjoying a south westerly aspect and contained by dwarf brick wall with planters inset. Nestled away to the rear is a storage space with timber framed shed, the oil tank and further useful space.





East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: C

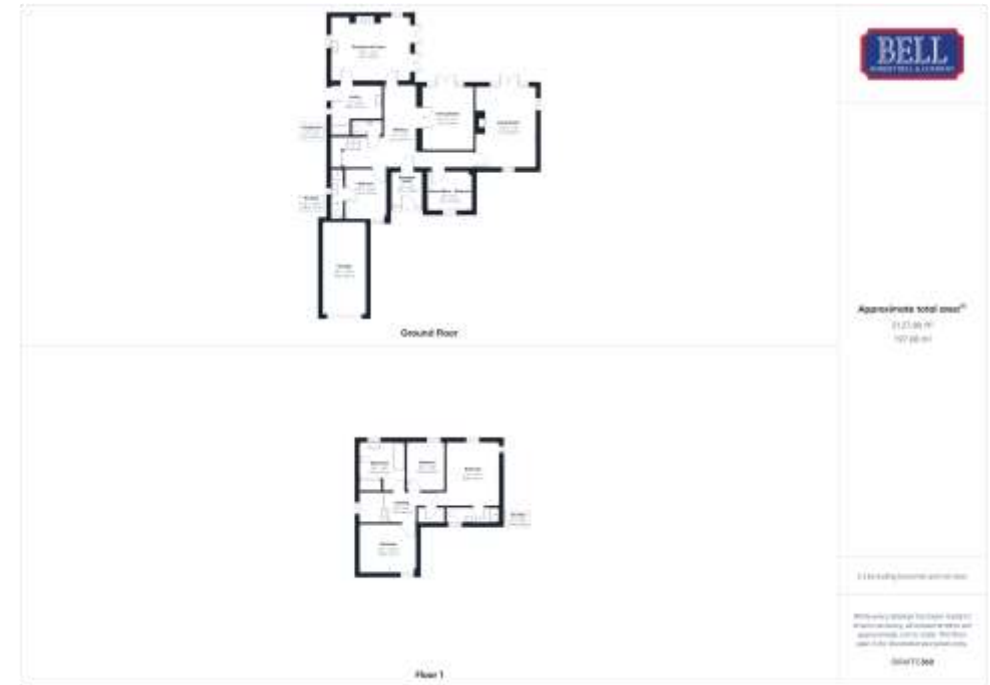
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

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