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PROPERTY
AWARDS

2023



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8 The Gables

Hundleby, Spilsby, Lincolnshire. PE23 5RD



8 The Gables, Hundleby



8 The Gables is an excellently presented property, built to a no through road development of similar bungalows. With the addition of a master bedroom with en suite to the loft space, the current vendors have created a showcase four-bedroom family home. Viewing is highly recommended to appreciate the scale and quality of accommodation on offer: namely a beautiful open plan living/kitchen/diner; three downstairs bedrooms (one en suite) and family bathroom.

The market town of Spilsby with services, amenities and public transport links is within walking distance for most.

ACCOMMODATION

Hallway with composite double glazed entrance door, wood effect flooring, radiator, carpeted stairs with hand rail to first floor with built in storage cupboard, inset ceiling spotlights and power points. Doors to accommodation including:

Home Office/Bedroom with uPVC double glazed window to front aspect; carpeted floor, built in storage space, radiator, ceiling light and power points.

Dining Kitchen having a range of modern kitchen units to base and wall levels, sink inset to roll edge worktop with drainage furrows and breakfast bar peninsula, space and connections for upright fridge freezer, under counter washing machine, CDA oven, four ring hob beneath extractor canopy. Wood effect flooring, radiator, inset ceiling spotlights and power points. Open to:

Living Room having uPVC double glazed French doors to side and rear aspects; Cylinder log burning stove on tiled hearth to corner, carpeted floor, TV point, ceiling light and power points.

Family Bathroom having uPVC obscure double glazed window to rear aspect; panel bath with shower attachment, tiled surround, pedestal wash hand basin and low level WC. Tiled floor, radiator and ceiling light.





Bedroom 3 having uPVC double glazed window to rear aspect; built in wardrobe and storage space, carpeted floor, radiator, ceiling light and power points.

Bedroom 2 (currently dressing room) with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room having shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tiled floor, radiator and ceiling light.

First Floor

Landing with skylight to front aspect; carpeted floor, ceiling light and power points. Wood windowed door to:

Master Bedroom having skylights to front, carpeted floor, radiator, TV point, ceiling spotlights and power points. Door to:

En-suite Shower Room having skylight to rear; walk in shower cubicle with tiled surround, monsoon head over, pedestal wash hand basin and low level WC. Wood effect flooring, heated towel rail, ceiling spotlights. Door to:

Store with carpeted floor, radiator and ceiling light.

OUTSIDE

The property is approached to the front, over a gravel drive and up to front parking spaces, with paved path leading to the front door.

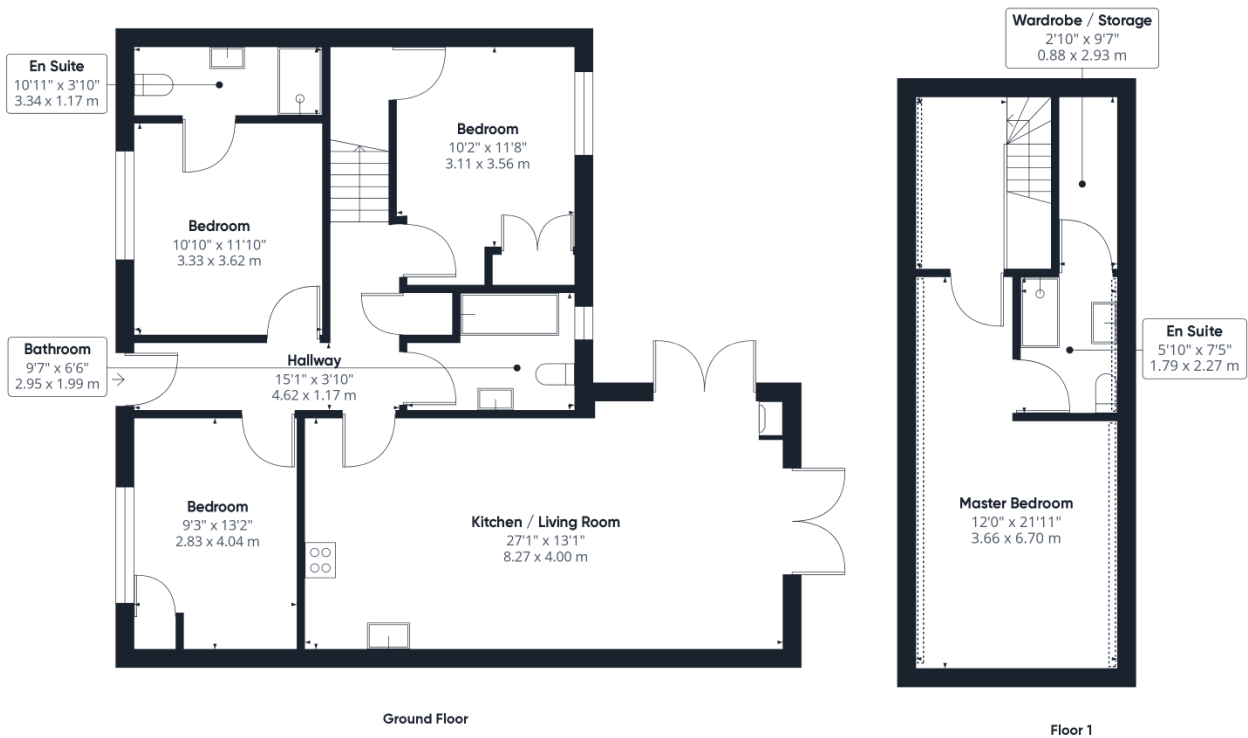
The south facing rear is laid to lawn, with paved patio space and barbeque area, being contained by wood panel fencing.

East Lindsey District Council – Tax band: B
ENERGY PERFORMANCE RATING: B

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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