



Mulberry Lodge
24 The Gables, Hundleby, Spilsby. PE23 5RD

BELL



Mulberry Lodge is a versatile dormer property; providing up to four bedrooms – with scope for each to enjoy an en suite bathroom. Built in 2020 to the current vendors' specifications, the property is expertly laid out and presents with an attractive contemporary style throughout. The Gables is an excellent gated community of approx. 16 properties; located in the popular village of Hundleby and within convenient distance of services and amenities in nearby Spilsby.

With open-plan Living-Dining-Kitchen Space, Utility and Cloakroom; the property boasts a Ground Floor Master Bedroom and Family Room (or Bedroom Four) with Jack-And-Jill En Suite. The First Floor offers a Further Bedroom with En Suite Shower Room; and another Bedroom with a useful store – and plumbing for installation of an additional En Suite.

The property is complete with dedicated driveway parking, a single Garage; lawned and flower bed spaces to the front and a beautiful patioed rear garden – South facing-with views across neighbouring rural land.

ACCOMMODATION

Hallway with double glazed composite front door, carpeted stairs with spindle and balustrade and built in under stairs storage space; Karndean flooring, column radiator, ceiling spotlights and power points. Doors to ground floor accommodation including:



Family Room/Bedroom with uPVC double glazed window to front aspect; electric log burner effect fire, Karndean flooring, radiator, ceiling spotlight and power points. Open to:

Dining Kitchen having uPVC double glazed French doors to rear, windows to side aspect; an excellent range of storage units including full height pantry cupboards, Franke sink set to bevel edge worktop with drainage furrows. Integrated appliances comprising; Beko dishwasher; Samsung fridge-freezer, Miele double oven, AEG induction hob beneath Miele extractor fan. Tiled flooring, column radiators, ceiling spotlights and power points. Door to:

Utility having uPVC double glazed door to rear aspect; a good range of units including full height cupboards, sink and drainer to roll edge worktop with space and connections for washing machine and dryer. Karndean flooring, ceiling spotlights and power points.

Cloakroom comprising low level WC, wash hand basin set to storage unit with square edge counter top and mirror fronted units over, Karndean flooring, heated towel rail and ceiling spotlights.

Family Room / Bedroom 4 having uPVC double glazed French doors and windows to rear aspect; sliding doors to built in wardrobe and shelving space, radiator, TV point, ceiling spotlights and power points. Door to Jack and Jill en-suite.



Bedroom 1 with uPVC spoke glazed bay window to front aspect; built in storage space, carpeted floor, radiator, ceiling spotlights and power points. Door to:

Jack and Jill En-suite having uPVC double glazed window to side aspect; bath with tiled surround, monsoon and regular shower heads over, wash hand basin set above drawers and beneath mirror fronted unit with lights and low level WC. Karndean flooring, heated towel rail and ceiling spotlights.

First Floor

Landing with uPVC double glazed skylight to rear aspect; carpeted floor. Doors to further bedrooms.



Bedroom 2 having uPVC double glazed door to Juliette balcony to side, skylights to rear aspect; wood effect flooring, built in wardrobe and drawers storage, radiator, ceiling spotlights and power points. Door to:

En-suite Shower Room having uPVC double glazed skylight to front aspect; walk in shower cubicle with tiled surround, monsoon and regular heads, wash hand basin to square edge counter top, above drawers with mirror and light over and low level WC. Wood effect flooring, heated towel rails, further light up mirror and ceiling spot lights.

Bedroom 3 with uPVC double glazed skylights to rear aspect; useful walk-in storage space, with plumbing for installation of an en-suite; wood effect flooring, radiator, ceiling lights and power points.

OUTSIDE

The property is situated to the rear of a gated community, with brick paved access continuing to the gravelled driveway, providing dedicated parking space and continuing over concrete leaf to the **Garage** with up and over door, concrete floor, light and power. Behind the garage is a useful paved storage space with timber garden shed.

The front garden is laid to lawn with paved path to the front door, and mature bed with tree stood before the bay window. A personnel gate leads through to the rear, ensuring a child and pet friendly, secure space.

The rear garden is paved, enjoying a southerly aspect with views across rural land beyond. Coloured with a series of mature flowerbeds, bark chipped with a wealth of flowers, shrubs and trees.





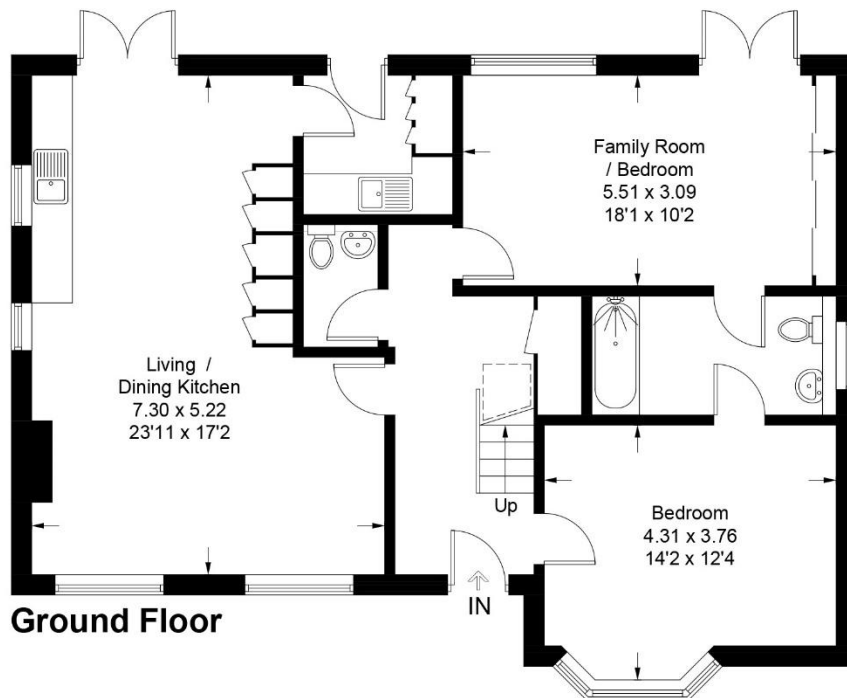
**ENERGY
PERFORMANCE
RATING: B**

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.

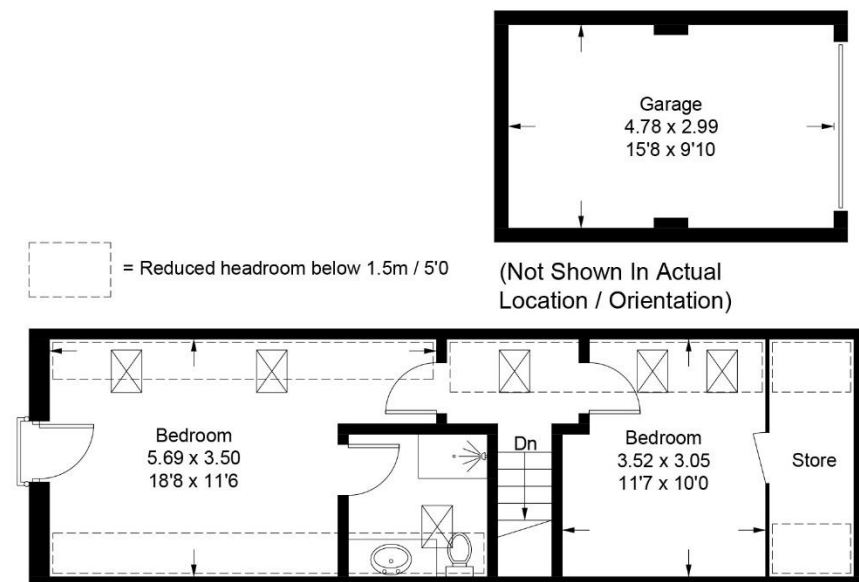
VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY Tel: 01507 522222 Email: horncastle@robert-bell.org Website: <http://www.robert-bell.org> Brochure prepared 28.7.2025

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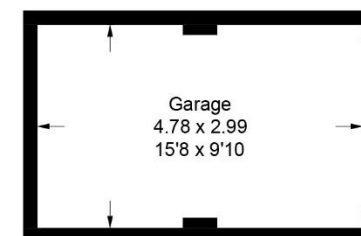
Approximate Gross Internal Area
Ground Floor = 93.2 sq m / 1003 sq ft
First Floor = 41.6 sq m / 448 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 149.2 sq m / 1606 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

DISCLAIMER
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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