



Embala
Partney Road, Sausthorpe, Spilsby, Lincolnshire. PE32 4JL

BELL



Embala

Sausthorpe, Spilsby

Embala is a beautiful, bright, four-bedroom bungalow set back from the road with an excellent garden. Looking across to the spire of St Andrew's Church, at the centre of the village.

The property provides well-presented, versatile accommodation, including a generous front-facing Living/Dining Room, leading through to the kitchen, plus shower room/utility, cloakroom, and rear conservatory. Internal access leads to the double garage, above which is a useful store room / workshop. The plot extends to approx. two thirds of an acre (sts).

Embala is situated close to the local pig farm on the fringe of the Lincolnshire Wolds (Area of Outstanding Natural Beauty), with local walks available in abundance. The market town of Spilsby is just three miles away, with further services, amenities and schooling available in Horncastle (eight miles), Alford (nine) and at Skegness (12).



ACCOMMODATION

Hallway having wood effect double glazed obscure front entrance door with matching side panel and uPVC double glazed window to side with engineered oak flooring to:

Conservatory; wood effect flooring, radiators, ceiling lights and power points. Doors to bedrooms, bathroom and to:



Living / Dining Room having uPVC double glazed window and sliding doors to front aspect; log burning stove set to tiled stand with exposed brick surround and oak mantle, carpeted floor, radiator, ceiling light wall lights and lights over dining table space, power points. Open archway to:

Kitchen having uPVC double glazed window to rear aspect; a good range of wood fronted units to base and wall levels, circular sink and drainer set to roll edge worktop, integrated fridge and dishwasher, electric oven and gas hob. Tile effect flooring, radiator, ceiling spotlights and power points. Wood glazed door to:

Rear Lobby with tile effect flooring, radiator and ceiling light. Doors to garage, cloakroom and utility / shower room, uPVC double glazed obscure door to: Conservatory having uPVC double glazed windows to side and rear, French doors to rear and patio door to side aspect; wood effect flooring, electric heater, wall lights and power points.

Cloakroom with uPVC double glazed obscure window to rear aspect; low level WC, tile effect flooring and ceiling light.

Utility / Shower Room with uPVC double glazed obscure window to rear aspect; square style sink set to storage unit with wood effect counter top, shower cubicle with tiled surround; monsoon and regular heads over, ceiling spotlights. Tile effect flooring, heated towel rail, built in storage space housing connections for washing machine and dryer; and wall mounted boiler.

Bathroom having high level obscure window to rear aspect; bath with shower over and tiled surround, low level WC and wash hand basin to built in storage unit with roll edge counter top. Laminate flooring, heated towel rail, built in airing cupboard and ceiling light.

Bedroom 1 having uPVC double glazed windows to side and rear aspect; built in twin wardrobe spaces, carpeted floor, radiator, lights to ceiling and beside units and power points.





Bedroom 3 with uPVC double glazed window to side aspect; double doors to built in wardrobe space, carpeted floor, radiator, ceiling light and power points.

Bedroom 4 / Office with uPVC double glazed window to side aspect; wood effect flooring, ceiling light and power points.

Bedroom 2 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached from the main road up a private road, continuing to hardstanding driveway parking for four cars, and the **Double Garage** with light, power, door to utility/shower room and steps up to a first floor workshop/store.

The property enjoys lawned front and rear gardens, excellently maintained, with a wealth of mature flowers, shrubs and trees throughout. With timber framed sheds, light and power to Summerhouse and a patio seating space leading off the conservatory, with two greenhouses. The rear garden is beautifully laid out; and continues behind the neighbouring property to provide further lawned space – completing the 'L-shaped' 0.65 acre plot (sts).

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: E LPG Heating

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

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Brochure prepared 12.6.2025

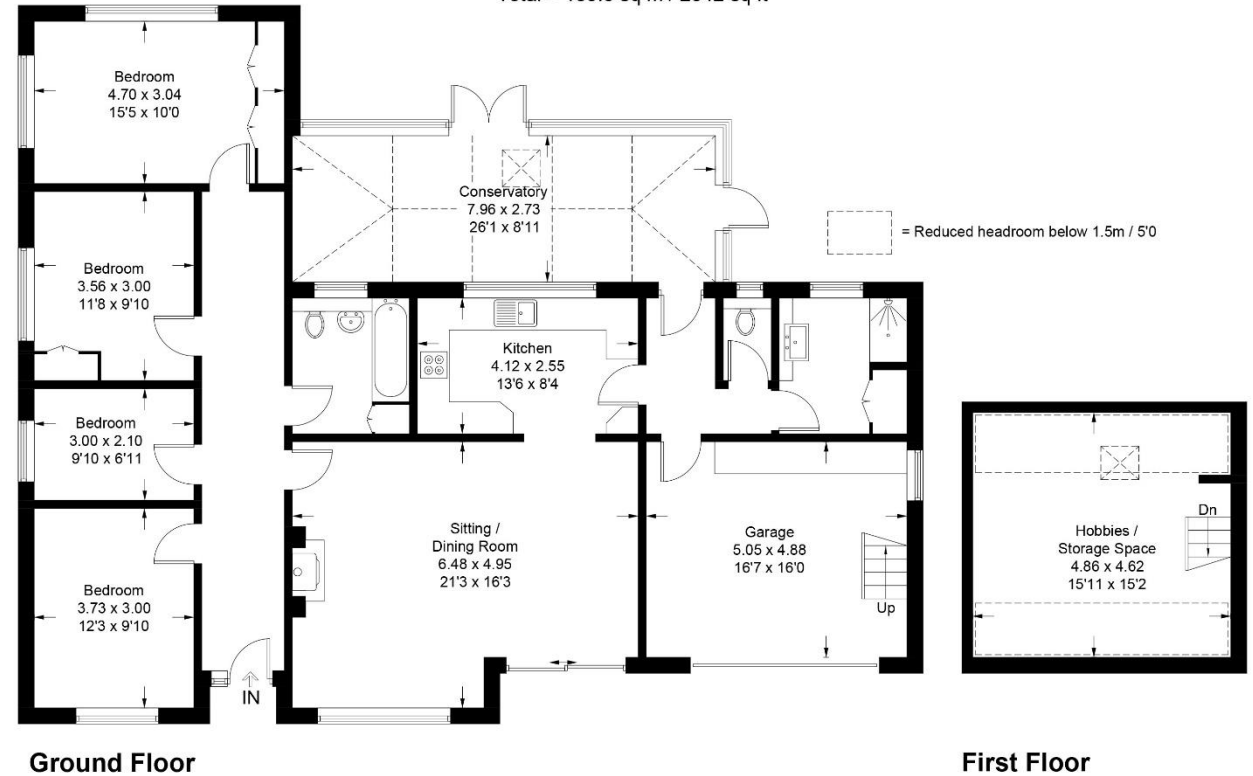






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Approximate Gross Internal Area
Ground Floor = 167.4 sq m / 1802 sq ft
First Floor = 22.3 sq m / 240 sq ft
Total = 189.6 sq m / 2042 sq ft



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.

DISCLAIMER

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