



# CHOICE PROPERTIES

*Estate Agents*

Plot 3 Main Road,  
Skendleby, PE23 4QE

Reduced To £449,500



Occupying a sought after position in the idyllic country village of Skendleby, Choice Properties are delighted to bring to market this most impressive, exclusive new build home which enjoys rear views of some of Lincolnshire's most finest rolling countryside. Offering 4 Bedrooms (1 en suite), 2 Reception Rooms, Kitchen and Garden Room this superb property is currently being constructed to a high specification with quality internal fittings. For further information please call us now.

The small village of Skendleby is situated near the south eastern edge of the rolling Lincolnshire Wolds ( an are of outstanding natural beauty) and is only a short drive from the neighbouring historic market towns of Alford and Spilsby. With full central heating and UPVC Double Glazing the well laid out internal accommodation consists of:-

### **Entrance Door**

Leading to :

### **Hallway**

17'2 x 13'11" to widest dimensions

L-shaped. Stairs leading to first floor landing. Door leading to:

### **WC**

8'2" x 2'9"

Dual flush wc and hand wash basin set into vanity unit.

### **Living Room**

19' x 10'2"

Light and airy living room.

### **Garden Room**

13'6" x 9'10"

With double opening doors to the garden.

### **Dining Room**

13'11" x 12'11"

Consumer unit.

### **Kitchen**

13'8" x 12'6"

Fitted with a range of wall and base units with work surfaces over, one and a half bowl ceramic sink unit, integral double electric oven and four ring induction hob with extractor over, built in fridge/freezer, wine cooler, under cupboard lighting, centre island.

### **Pantry**

### **Utility Room**

8'11" x 6'8"

Stainless steel sink unit, space for a washing machine.

### **Landing**

13'10" x 8'9"

### **Bedroom 1**

13'9" x 12'10" to widest dimensions

Spacious double bedroom.

### **En-Suite**

8' x 5'9"

Fitted with walk in shower cubicle, dual flush wc and hand wash basin set in vanity.

### **Bedroom 2**

12'10" x 11'8" to widest dimensions

Spacious double bedroom.

### **Bedroom 3**

13'6" x 12'7" to widest dimension

Double bedroom.

### **Bedroom 4**

13'1" x 11'11" to widest dimensions

Double bedroom.

## **Bathroom**

9'4" x8'5"

Fitted with new four piece suite comprising double ended bath with mixer tap over, large corner shower cubicle, hand wash basin set in vanity, dual flush wc.

## **Garden**

## **Driveway**

## **Tenure**

Freehold

## **Council Tax Band**

To Be Confirmed

## **Viewing Arrangements**

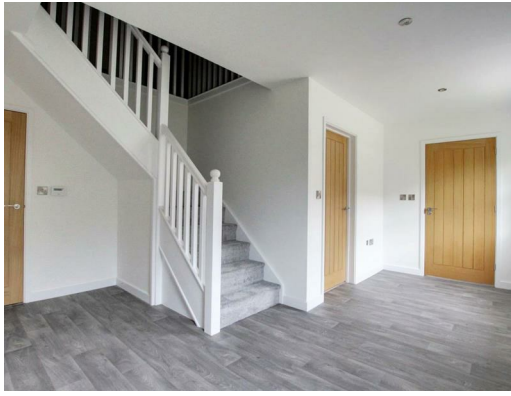
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

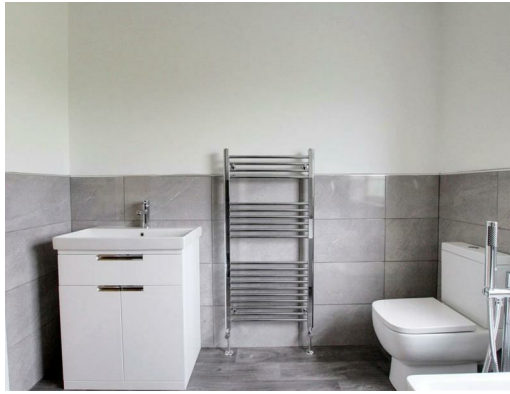
## **Making an Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









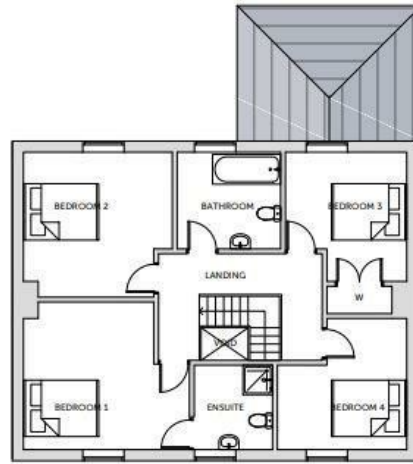


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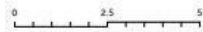


PROPOSED GROUND FLOOR PLAN  
1:50



PROPOSED FIRST FLOOR PLAN  
1:50

DETACHED PROPOSED FLOOR PLANS  
1:100



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Rev:	Author:	Check:
1	Origin	Origin

Client:  
**Mr J Cartwright**

Project Title:  
**Proposal for three dwellings in Skendley near Spilsby**

Location:  
Land near Church on Greenfield Road  
Mablethorpe near Spilsby  
PL22 6JL

**Detached Proposed Floor Plans**

Drawing Number:  
**J1617 - PL - 20**

Revision:  
**P01**

Drawn:	Check:	Date:
ORJ	RWC	JUN 2024

Title:	Plot:
PL20	A1



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# Directions

Please use postcode PE23 4QE for full directions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

