



CHOICE PROPERTIES

Estate Agents

24 The Gables,
Spilsby, PE23 5RD

Asking Price £375,000



Choice Properties are proud to offer this exceptional three/four bedroom detached chalet-style bungalow, presented in immaculate, show-home condition throughout. Constructed in 2020 and finished to an outstanding specification, the property is located within a highly desirable gated development, combining privacy with convenient access to local shops, bus routes, well-regarded schools and scenic countryside walks. The heart of the home is the impressive open-plan kitchen, dining and day room, beautifully designed with high-quality fitted appliances and ideal for both everyday living and entertaining. The main bedroom boasts a luxurious en-suite bathroom, complemented by a further en-suite bedroom and a separate W.C. Enjoying uninterrupted open views across rural land and offering ample off-road parking, this superb home delivers modern living in a peaceful yet accessible setting. Early viewing is strongly advised to avoid disappointment.

Newly built in 2020 and finished to a high standard with accommodation comprising:

Entrance Hall

Stairs to first floor landing, under stairs storage cupboard, radiator.

Cloakroom

White suite comprising low level w.c, vanity wash hand basin with mixer tap and tiled splashback, heated towel rail.

Kitchen / Dining / Day Room

24'1 x 12'8

Two double glazed windows to front, two double glazed windows to side, double glazed French doors to rear opening to rear garden, range of wall and base units, inset sink with mixer tap and drainer, built in twin ovens, built in hob and extractor fan, built in fridge/freezer, built in dishwasher, Quartz worktops and splashbacks, electric wall mounted flame effect fire, two radiators.

Utility Room

6'10 x 6'8

Double glazed door to rear opening to garden, wall and base units, stainless steel sink with mixer tap and drainer, space for appliances, tiled splash back, radiator.

Family Room / Bedroom Four

15'11 x 10'2

Double glazed window to rear, double glazed French doors to rear opening to garden, built in storage cupboards, radiator, door to Jack and Jill bathroom.

Bedroom One

14'x 10'6

Double glazed bay window to front, built in wardrobe, radiator, door to:

En-Suite Bathroom

Jack and Jill bathroom, white suite comprising low level w.c, vanity wash hand basin with mixer tap and tiled splashback, panelled bath with centre mixer tap, shower fitted above bath, glazed shower screen door, heated towel rail, part tiled walls.

Landing

Double glazed Velux window to rear, access to:

Bedroom Two

13'8 x 11'6

Double glazed door to side opening to Juliet balcony, two double glazed Velux windows to rear, built in wardrobes and chest of drawers, radiator, door to:

En-Suite Shower Room

Double glazed Velux window to front, white suite comprising low level w.c, vanity wash hand basin with mixer tap and tiled splashback, tiled shower cubicle, radiator, heated towel rail.

Bedroom Three

11'7 x 9'11

Two double glazed Velux windows to rear, radiator, door to walk in eaves storage space.

Garden

Mainly paved, flowers, trees and shrubs, views over open fields to the rear, fenced surround.

Garage

Up and over door, power and light.

Driveway

Providing space for off road parking.

Tenure

Freehold

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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. 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.

Booking A Viewing

Please contact Alford Office on 01507 462277

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

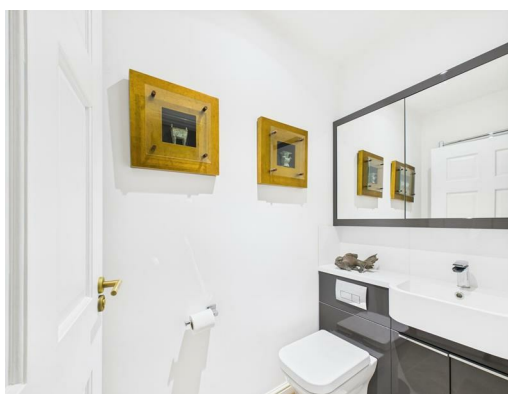
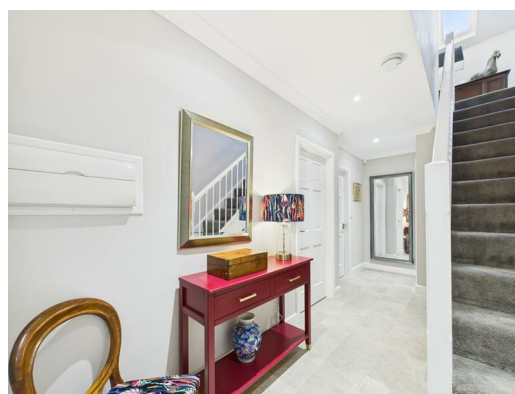
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

Opening Hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

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.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1305 ft²

Reduced headroom

22 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Please use PE23 5RD to locate the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

