



Partney Road, Spilsby, Lincolnshire, PE23 5EH

Superb three bedroom detached family home | Dressing room and en-suite to master bedroom | Two reception rooms | Kitchen and utility room | Cloakroom and family bathroom | Detached garage and parking | Attractive gardens | EPC - C

Asking Price: £249,950

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Partney Road, Spilsby, Lincolnshire, PE23 5EH

Superb three bedroom detached family home with dressing room and en-suite shower room to the master bedroom, living room, dining room, kitchen, utility room, cloakroom, gallery landing, family bathroom, gardens, detached garage and parking space located on the edge of the active market town of Spilsby.

Accommodation

Reception Hall

With understairs cupboard and central heating radiator.



Cloakroom

With low flush WC., pedestal wash basin, central heating radiator and extractor fan.



LIVING ROOM

4.93m (16' 2") x 3.56m (11' 8")

With decorative fireplace surround with coal effect electric fire and mantle over, two central heating radiators, double glazed French door to garden and double glazed window.



Dining Room

4.93m (16' 2") x 1.96m (6' 5")

With two central heating radiators and double glazed window.



Kitchen

3.25m (10' 8") x 2.54m (8' 4")

With one and a half bowl single drainer stainless steel sink unit with cupboards under, laminate worktop and cupboards under, return laminate worktop and cupboards under, AEG double oven, separate hob and filter hood over, built-in fridge freezer and dishwasher, ceramic tiled floor and double glazed window.



Utility Room

1.85m (6' 1") x 2.59m (8' 6")

With stainless steel single drainer sink unit and cupboards under, return laminate worktop and cupboards under, eye level cupboards, central heating radiator, double glazed window and door, ceramic tiled floor and plumbing for washing machine. Stairs to:



Gallery Landing

With airing cupboard with hot water cylinder and central heating radiator.



Bedroom 1

3.56m (11' 8") x 2.72m (8' 11")

With central heating radiator and double glazed window.



DRESSING ROOM

With hanging rails, vanity area, double glazed window and central heating radiator.

En-Suite Shower Room

With shower cubicle, pedestal wash basin, low flush WC., towel radiator, double glazed window, part tiled walls, extractor fan and shaver point.



Bedroom 2

1.68m (5' 6") x 2.08m (6' 10")

With central heating radiator and double glazed window.

**Bedroom 3**

2.84m (9' 4") x 2.01m (6' 7")

With central heating radiator and double glazed window.

**Family Bathroom**

With panelled bath with shower over and screen, pedestal wash basin, low flush WC., towel radiator and extractor fan.

**Garage**

5.23m (17' 2") x 4.62m (15' 2")

Of detached construction with electric roller door and personnel door.

**General**

Located on a corner plot with attractive garden areas not only to the front, side and rear but also a strip of grass to the side of Granary Close also belongs to this property.

**Location**

This detached property is located on the edge of the town and shopping area, it is therefore convenient for the main amenities. Spilsby is a busy market town which is approximately 12 miles from the coastal resort of Skegness and approximately 15 miles from Boston, with railway station with connections to main east coast routes. To the north and west lie the Lincolnshire Wolds, much of which are designated 'An Area of Outstanding Natural Beauty'.



OPENING HOURS

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 12.00pm

Tenure

The property is understood to be freehold subject to confirmation from solicitors.



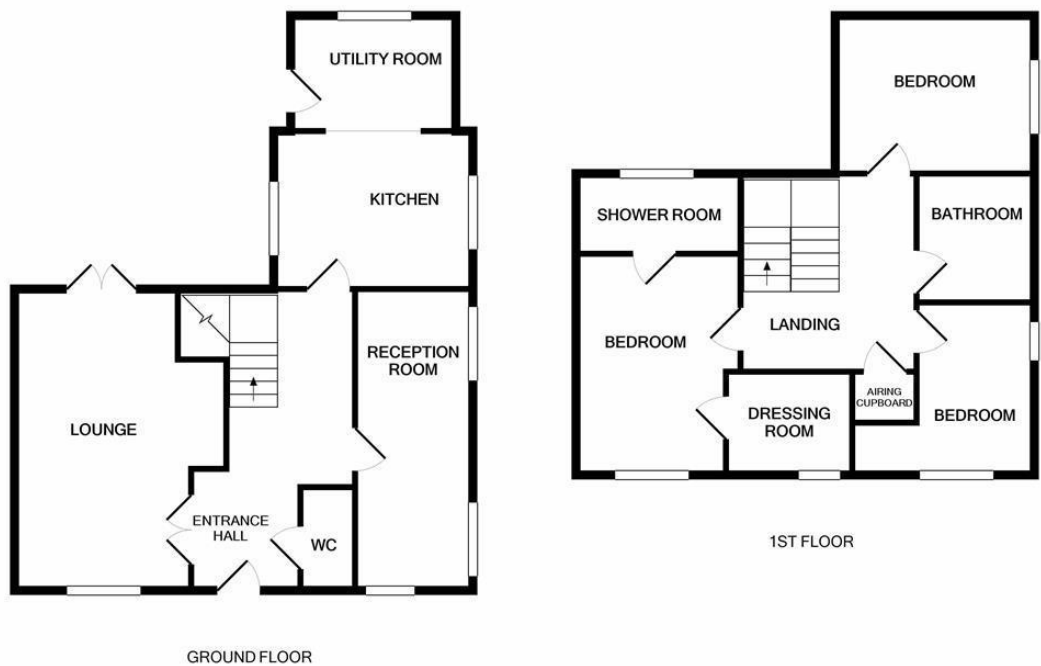
Services

Mains electricity, gas, water and drainage are understood to be connected. The agents have not tested or inspected any of the services or service installations and purchasers should rely on their own survey.

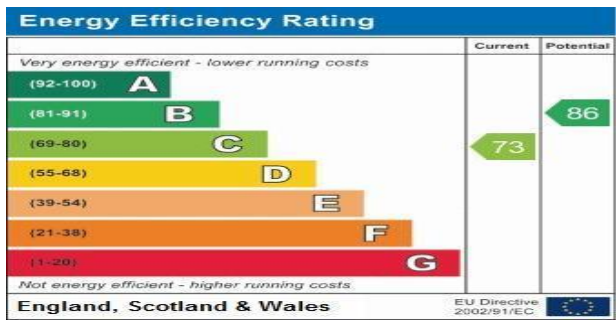


Viewing

Strictly by prior appointment with Hunters Turner Evans Stevens office in Spilsby 01790 752151



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

