



57 Ashby Road, Spilsby, PE23 5DW

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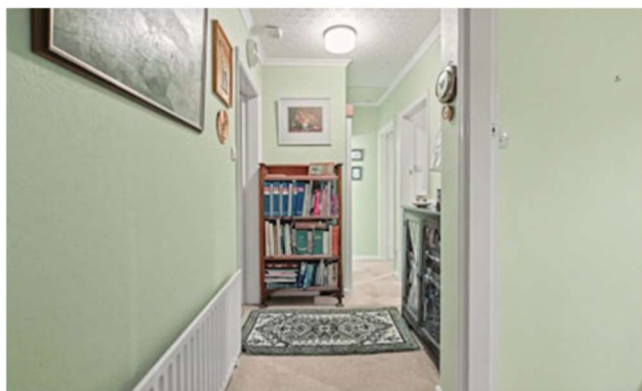
Freehold

£210,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining room
- Kitchen, utility & bathroom
- Driveway & double garage
- Enclosed rear garden
- NO CHAIN
- EPC rating D





A detached bungalow on the outskirts of town backing on to a field. In need of a little updating and having accommodation comprising: porch, entrance hall, lounge, dining room, kitchen, utility, cloakroom, rear porch, three bedrooms and bathroom. Outside the property has a block paved driveway providing off-road parking, a double garage and an enclosed rear garden. NO CHAIN

ACCOMMODATION

Part glazed double doors to the:

PORCH

With further part glazed door to the:

ENTRANCE HALL

Having coved ceiling, radiator and access to roof space.

LOUNGE

3.66m x 3.5m (12'0" x 11'6")

Having windows to front & side elevations, coved ceiling and radiator. Opening to the:

DINING ROOM

3.65m x 3.21m (12'0" x 10'6")

Having window to side elevation, coved ceiling, radiator and built-in cupboard.

KITCHEN

3.67m x 2.26m (12'0" x 7'5")

Having windows to both side elevations, tiled floor and wood panelled walls. Fitted with a range of base & wall units with work surfaces comprising: stainless steel sink & drainer inset to work surface, cupboards under, work surface return with space for dishwasher under. Further work surface return with cupboards, drawers & space for fridge under, cupboards over. Further work surface with cupboards under & space for cooker to side.

REAR PORCH

2.51m x 2.08m (8'2" x 6'10")

Of uPVC frame construction with polycarbonate roof and part glazed door to front elevation.



UTILITY

2.08m x 1.31m (6'10" x 4'4")

Having window to side elevation, part glazed double doors to rear elevation, space & plumbing for automatic washing machine, space for upright fridge/freezer and gas fired boiler providing for both domestic hot water & heating.

CLOAKROOM

Having window to side elevation, low level WC and hand basin.

BEDROOM ONE

3.66m x 3.04m (12'0" x 10'0")

Having window to front elevation, coved ceiling and radiator.



BEDROOM TWO

3.26m x 2.74m (10'8" x 9'0")

Having window to rear elevation, coved ceiling, radiator and pedestal hand basin with tiled splashback.

BEDROOM THREE

3.26m x 1.96m (10'8" x 6'5")

Having window to side elevation, coved ceiling and radiator.



BATHROOM

3.2m x 1.59m (10'6" x 5'2")

(max) Having window to rear elevation, radiator, tiled splashbacks, extractor, panelled bath with shower over, low level WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a block paved driveway with a turning area which provides off-road parking and extends down the side of the property to the:

DOUBLE GARAGE

Having two up-and-over doors, light and power.

REAR GARDEN

Being enclosed and having shaped lawns with borders, concrete paths and summerhouse.

SERVICES

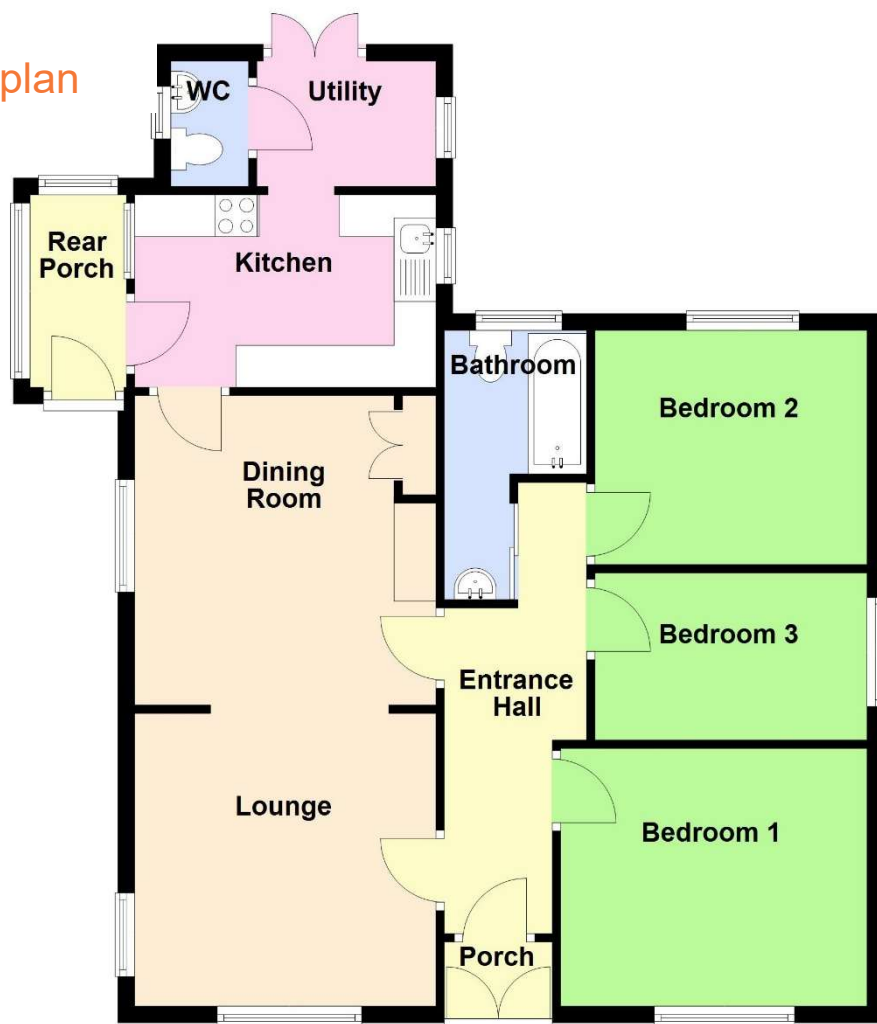
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



Floorplan



Total area: approx. 84.4 sq. metres (908.5 sq. feet)

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