



45 Ashby Meadows

Spilsby

Nestled in a peaceful residential area, this charming two-bedroom semi-detached bungalow offers an inviting blend of comfort and practicality, ideal for those seeking a relaxed lifestyle on a single level. The property welcomes you with a light-filled lounge, perfect for unwinding or entertaining, which flows seamlessly into a delightful conservatory that provides a tranquil space to enjoy garden views year-round. The thoughtfully designed kitchen offers ample storage and workspace, while the modern shower room ensures convenience and ease of living. Both bedrooms are well-proportioned, offering flexibility for guests, family, or a home office. Benefiting from gas central heating and double glazing throughout, this home promises warmth and energy efficiency in every season. With the added advantage of being offered with no onward chain, it presents an excellent opportunity for a swift and straightforward move.

The exterior of the property is equally impressive, featuring a low-maintenance, enclosed rear garden that provides a private and secure outdoor retreat. This space is ideal for those who appreciate a manageable garden, whether for leisurely afternoons, container gardening, or simply relaxing in the fresh air. To the front, a generous driveway accommodates two cars with ease, complemented by a practical carport that offers additional shelter and convenience for vehicles. The overall setting is both peaceful and practical, with the enclosed garden offering peace of mind for children or pets, and the ample parking making day-to-day living stress-free. This bungalow truly combines the best of comfortable interiors and manageable outdoor space, making it an appealing choice for a wide range of buyers.

Council Tax band: A – Tenure: Freehold – EPC Energy Efficiency Rating: C

 **NEWTON FALLOWELL**





ACCOMMODATION

Part glazed front entrance door through to the:

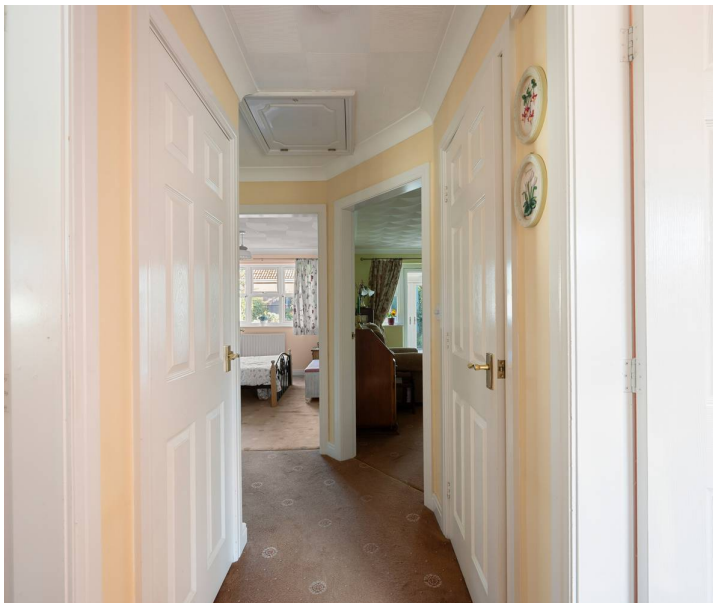
ENTRANCE HALL

Having coved ceiling, radiator, built-in cupboard with radiator and further built-in cupboard housing the gas fired boiler providing for both domestic hot water & heating.

KITCHEN

10' 8" x 7' 7" (3.26m x 2.32m)

Having window to front elevation, part glazed door to side elevation, coved ceiling with inset ceiling spotlights and tile effect laminate flooring. Fitted with a range of base & wall units with work surfaces and tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawer under. Work surface return with inset electric hob, cupboards & drawers under, cupboards & concealed extractor over. Further work surface return with cupboard, drawer, space & plumbing for automatic washing machine under, cupboards over and space for upright fridge/freezer to side.



LOUNGE

16' 6" x 11' 7" (5.04m x 3.54m)

Having coved ceiling and radiator. French doors with windows to either side to the:

CONSERVATORY

10' 6" x 7' 11" (3.19m x 2.42m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear elevation and tiled floor.





BEDROOM ONE

11' 1" x 9' 5" (3.37m x 2.87m)

Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO

11' 8" x 9' 5" (3.56m x 2.88m)

Having window to front elevation, coved ceiling and radiator.

SHOWER ROOM

6' 11" x 5' 9" (2.11m x 1.76m)

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator, tiled floor, walk-in shower enclosure with shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a lawned garden with a driveway providing off-road parking leading to a car port to the side of the property with a garden shed.

REAR GARDEN

Being enclosed and gravelled for ease of maintenance with a circular paved patio.

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 A.

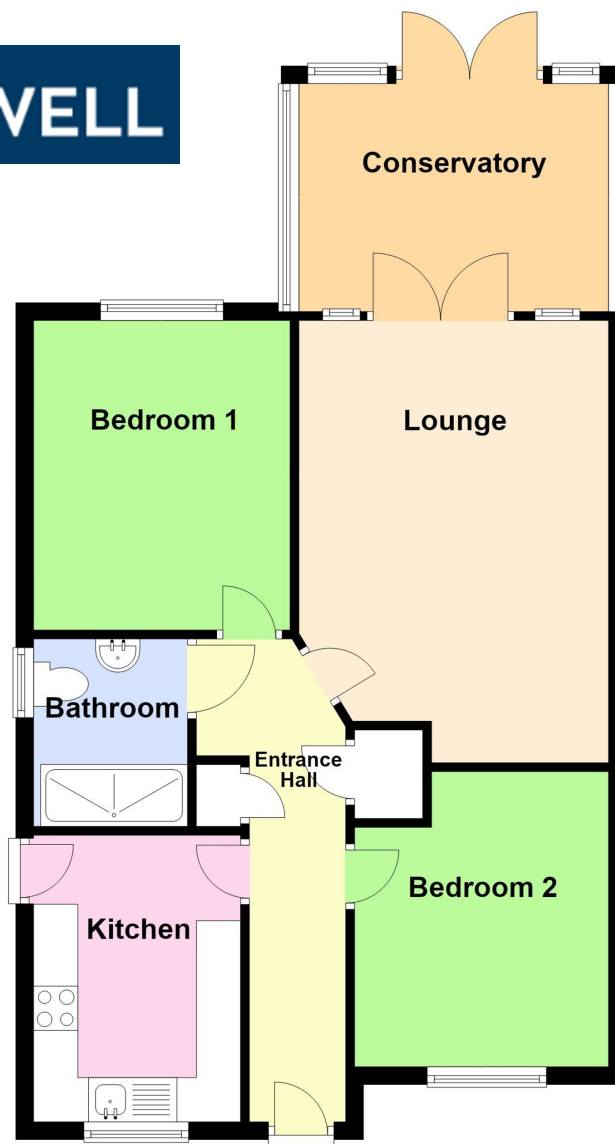
LIFETIME LEGAL

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NEWTON FALLOWELL





Total area: approx. 66.4 sq. metres (714.8 sq. feet)

Newton Fallowell Estate Agents

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