



46 Ashby Meadows, Spilsby, PE23 5DN



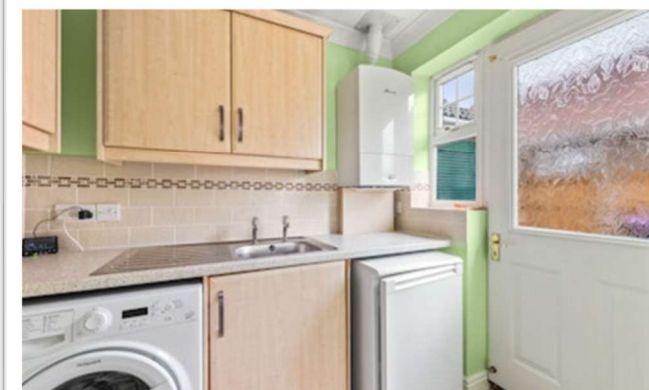
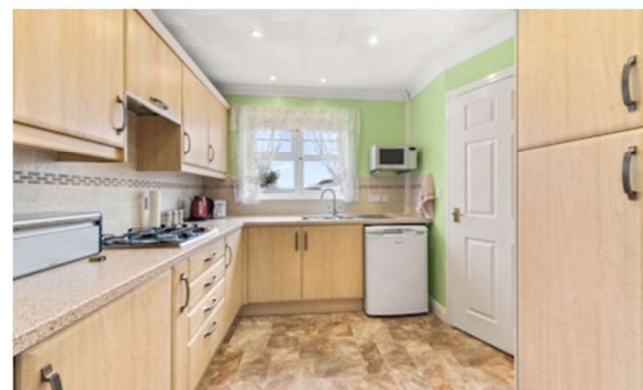
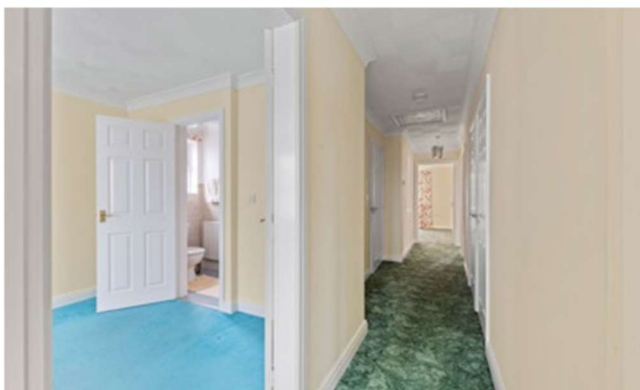
Freehold

£240,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & conservatory
- Kitchen & utility
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating B – NO CHAIN





Attractive Detached Bungalow in a Prime Spilsby Location - No Chain

Ideally positioned within walking distance of Spilsby town centre and its excellent range of amenities, this well-presented detached bungalow offers comfortable single-storey living in a highly sought-after area.

The spacious accommodation includes an inviting entrance hall, modern kitchen with adjoining utility room, bright lounge and a conservatory overlooking the garden. There's a master bedroom with en-suite, two further bedrooms, and a contemporary shower room.



Outside, the property enjoys a neat lawned front garden, driveway with ample parking, and a garage with electric roller door. The enclosed rear garden is mainly laid to lawn and features a useful garden shed, perfect for relaxing or pottering outdoors.

Further benefits include gas central heating, double glazing and the advantage of being offered with no onward chain.



 **NEWTONFALLOWELL**

ACCOMMODATION

The accommodation in brief comprises:

ENTRANCE HALL

KITCHEN

3.18m x 2.43m (10'5" x 8'0")

UTILITY

2.12m x 1.6m (7'0" x 5'2")

LOUNGE

5.57m x 4.03m (18'4" x 13'2")

CONSERVATORY

3.05m x 2.84m (10'0" x 9'4")

MASTER BEDROOM

4.19m x 2.94m (13'8" x 9'7")

EN-SUITE

BEDROOM TWO

3.75m x 2.81m (12'4" x 9'2")

BEDROOM THREE

2.51m x 2.84m (8'2" x 9'4")

SHOWER ROOM

GARAGE

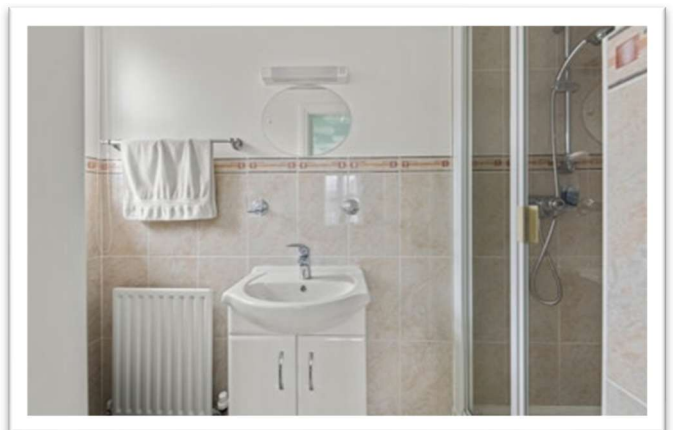
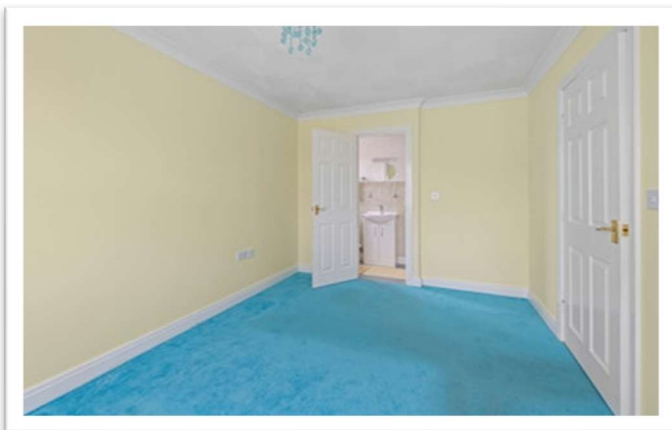
5.08m x 2.67m (16'8" x 8'10")

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 C. The property also has solar panels which are leased.



Total area: approx. 112.0 sq. metres (1205.4 sq. feet)



VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £66 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk