



The Old Shop

Firsby, Spilsby

A detached three bedroom house dating back to the 1890's, located in the quiet village of Firsby is this former village shop which offers versatile and spacious living accommodation, ample off road parking with multiple workshops/outbuildings, hot tub and solar panels, generous external space and an open field view to the front.

In brief, the accommodation comprises of a rear boot room, kitchen, dining room, bathroom, living room and sitting room/potential 4th bedroom to the ground floor, with a further three bedrooms to the first floor all of good sizes.

Externally the resin bound driveway provides ample parking with a wooden double garage, studio with store room and shower room, external brick built office and shower room and an insulated wooden workshop at the end of the garden, all with power, lighting and individual fuse boards.

This delightful property must be viewed to full appreciate the space and possibilities on offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





ACCOMMODATION

Front entrance door providing access to:

SITTING ROOM

12' 1" x 11' 11" (3.68m x 3.64m)

Having a log burner, wooden flooring, radiator and window to the front.

DINING ROOM

10' 11" x 8' 8" (3.32m x 2.64m)

Having stairs rising to the first floor, log burner, wooden flooring, radiator, archway to the kitchen and doorways into the bathroom and utility room.

BATHROOM

6' 10" x 6' 9" (2.09m x 2.05m)

Having a suite comprising of a pedestal wash hand basin, WC and bath with mains shower over, fully tiled walls and bath panel, vanity cupboard, radiator and window to the side.

UTILITY

12' 11" x 4' 11" (3.93m x 1.51m)

Having plumbing for washing machine, dishwasher and tumble dryer and window to the rear into the boot room.





 **NEWTON FALLOWELL**



KITCHEN

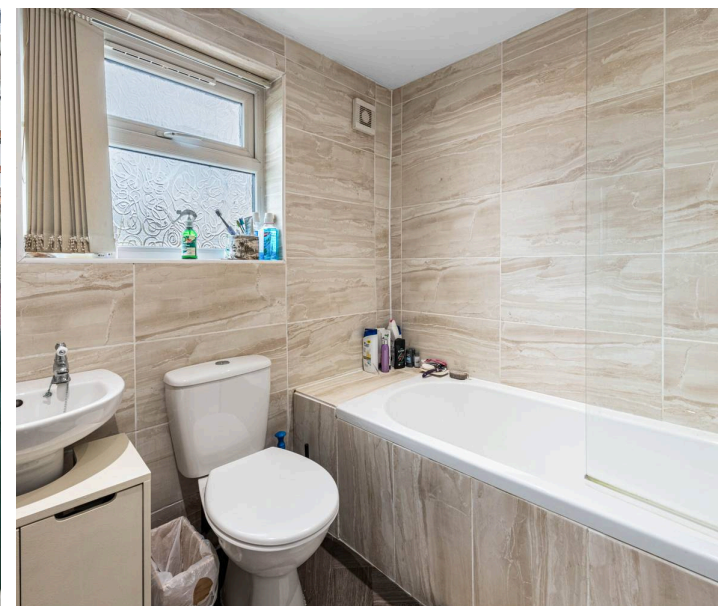
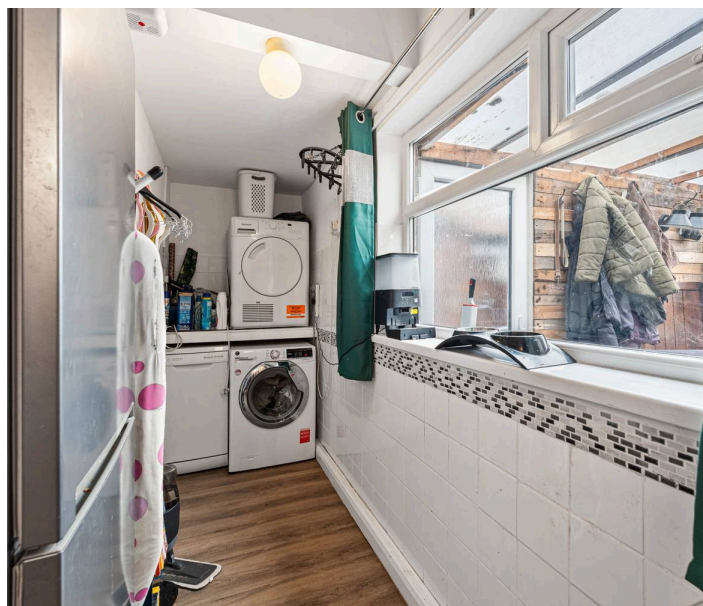
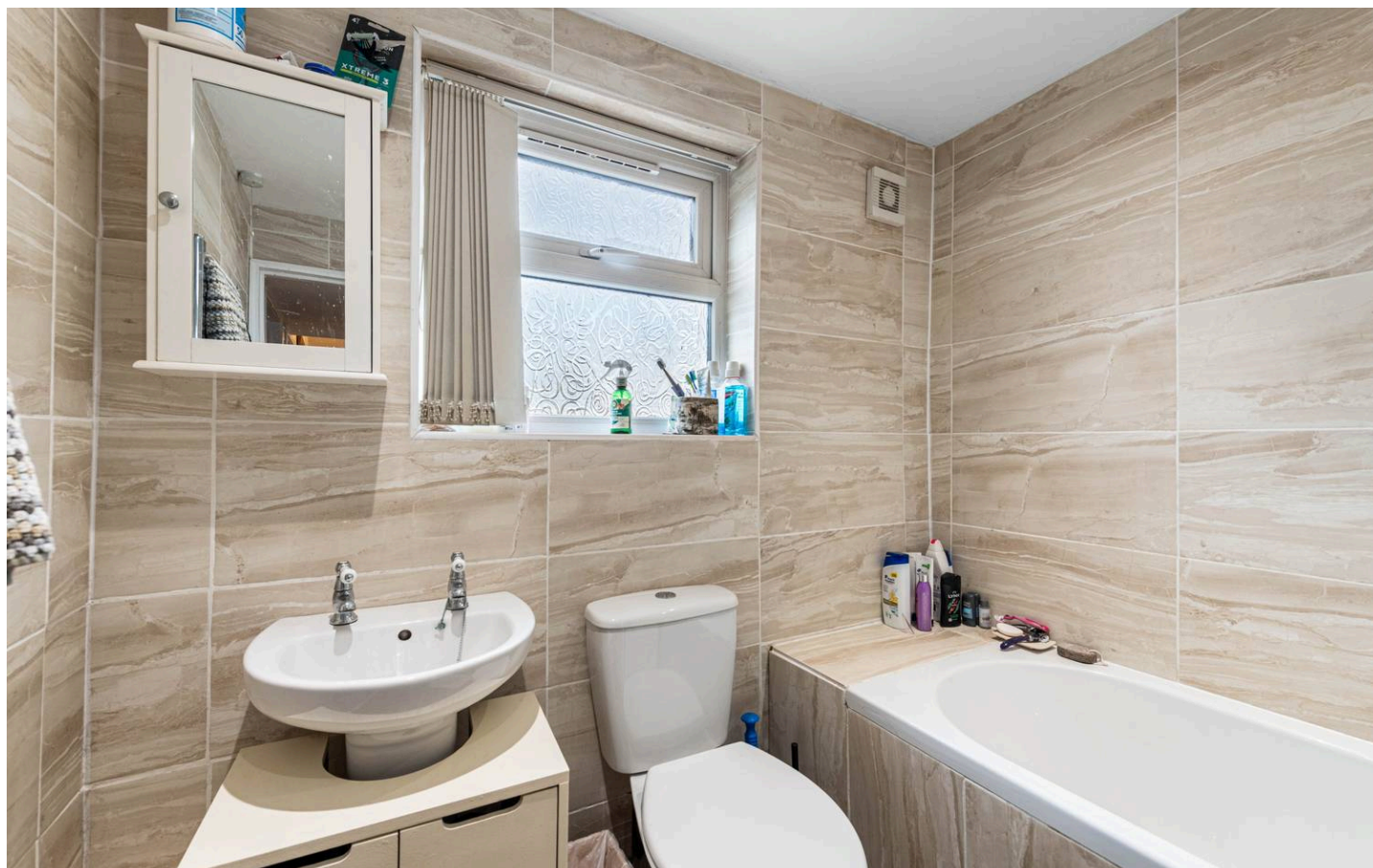
11' 4" x 8' 11" (3.46m x 2.71m)

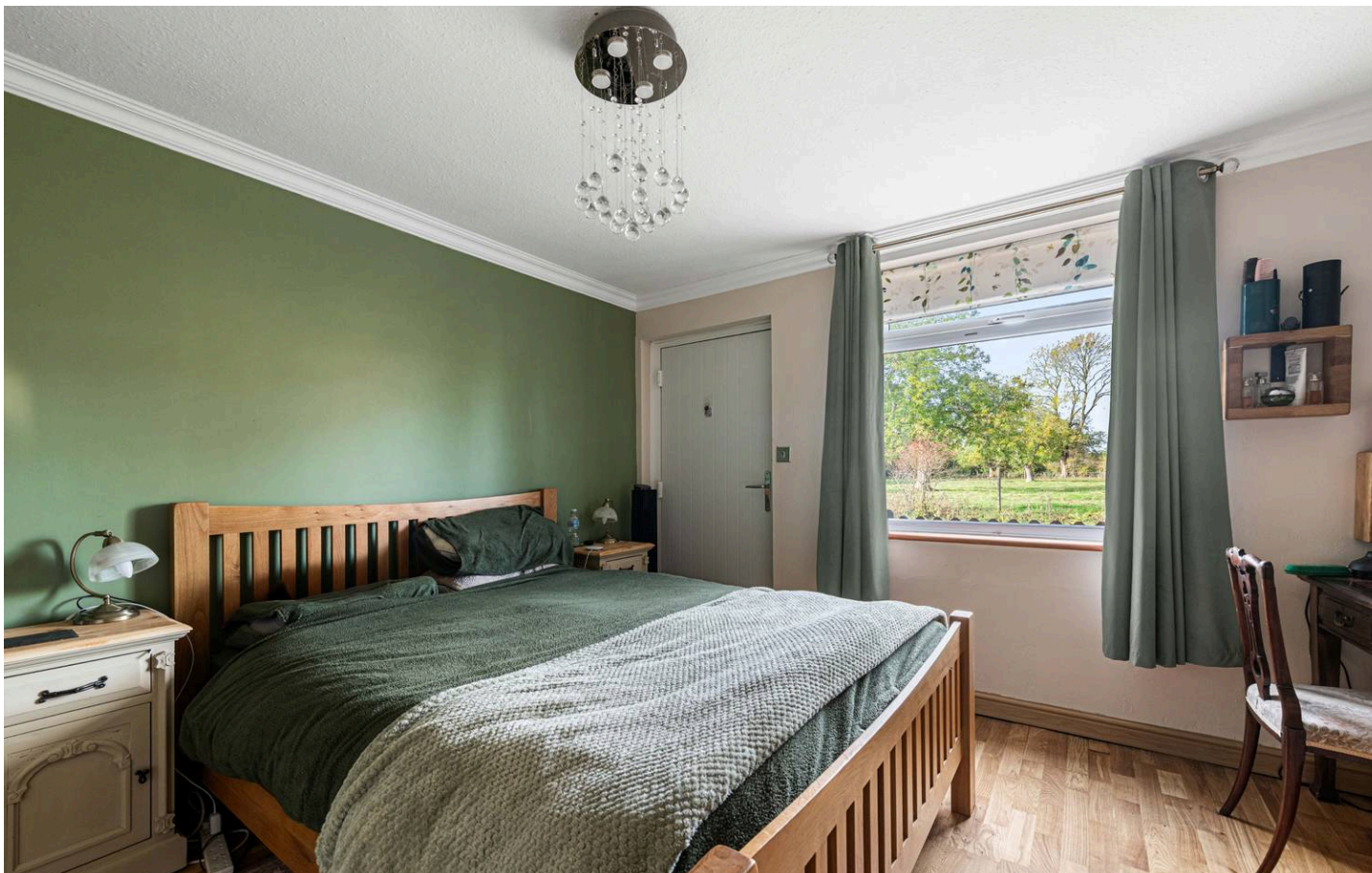
Having a range of wall and base units with wooden work surfacing over, integrated oven, hob and extractor, microwave, one and half bowl ceramic sink and drainer with mixer tap, wooden flooring, radiator, doorway to the boot room and window to the rear.

BOOT ROOM/LEAN-TO

11' 6" x 6' 7" (3.50m x 2.01m)

Having a side access door from the driveway as well as rear door leading to the decking area.





FIRST FLOOR LANDING

BEDROOM ONE

11' 10" x 9' 0" (3.61m x 2.75m)

Having wooden flooring, radiator and window to the front.

BEDROOM TWO

11' 11" x 7' 10" (3.63m x 2.40m)

Having wooden flooring, radiator and a window to the front.

BEDROOM THREE

8' 9" x 6' 11" (2.67m x 2.11m)

Having a radiator and window to the front.



EXTERIOR

Having a gated entrance to the resin bound driveway, providing off road parking for multiple vehicles. Front/side lawn area with mature Monkey Puzzle tree.

GARAGE

19' 7" x 13' 8" (5.97m x 4.17m)

Wooden double garage with double opening door, power, lighting and individual fuse board.

STUDIO

14' 7" x 13' 9" (4.45m x 4.20m)

Wooden construction, accessed via a Upvc door from the driveway, with a log burner, power, lighting, individual fuse board and window to the front.

STORE ROOM

8' 8" x 13' 9" (2.64m x 4.20m)

Wooden construction, accessed via a Upvc door from the driveway, with a log burner, power, lighting, individual fuse board and window to the front.

SHOWER ROOM

7' 4" x 5' 1" (2.23m x 1.55m)

Having a suite comprising of a wash hand basin, WC and shower cubicle.

OFFICE

14' 6" x 6' 11" (4.43m x 2.10m)

Brick construction, accessed via a Upvc French door from the driveway, Velux window and window to the side, power, lighting and individual fuse board.

SHOWER ROOM

6' 10" x 6' 1" (2.09m x 1.85m)

Having a suite comprising of a wash hand basin with vanity unit, WC, shower cubicle with electric shower, tiled walls and Velux window.





REAR GARDEN

Accessed from the boot room, there is a spacious decking area providing a private seating area, with space down the side of house for storage and the external oil boiler. There is a footpath leading to the private hot tub which has its own air source heat pump and covered by a wooden pergola. This then leads to a further decking area and generous sized lawn with a side gate providing access to the front garden.

WORKSHOP

14' 3" x 13' 9" (4.35m x 4.20m)

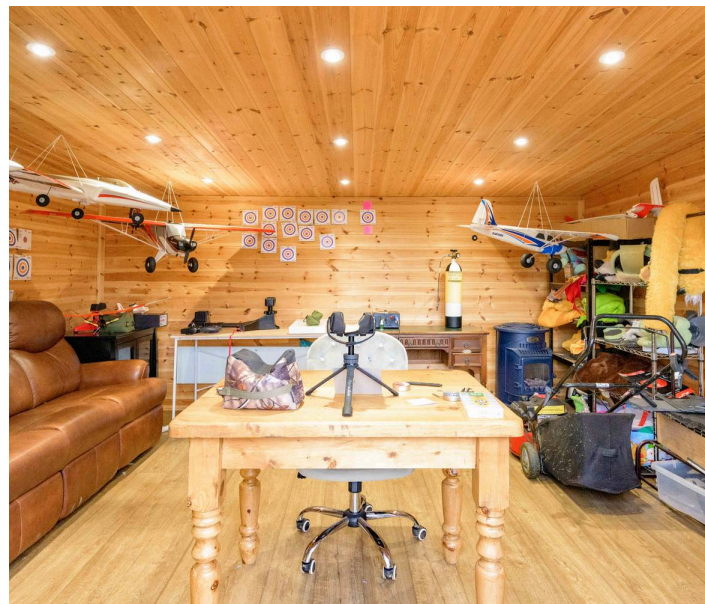
Situated at the end of the lawn, wooden construction, fully insulated with power and lighting as well as its own individual fuse board. There is also a gravel and patio area in front of the workshop.

SERVICES

The property has mains electricity and water connected. Drainage is to a cess pit. Heating is via an oil fired boiler serving radiators. The current council tax is band A. The property also has solar panels with a feed in tariff owned by the vendor.

THE PLOT

The property occupies a plot of approximately 0.19 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

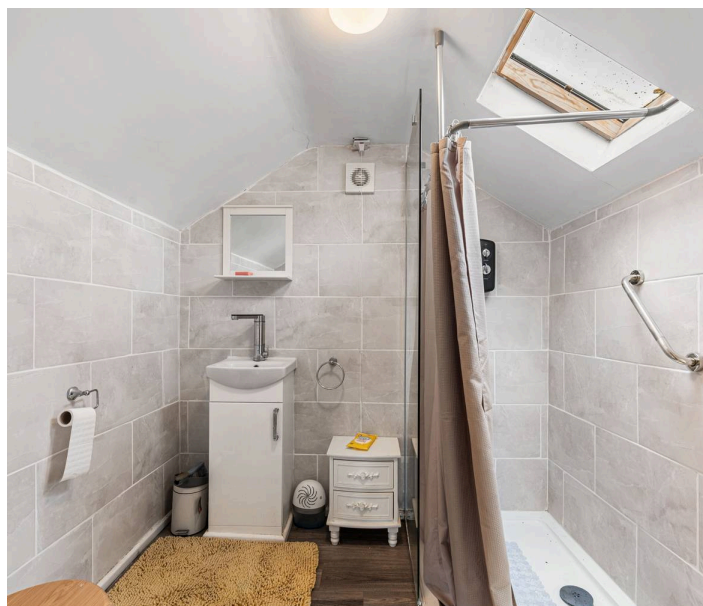


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AGENT'S NOTES

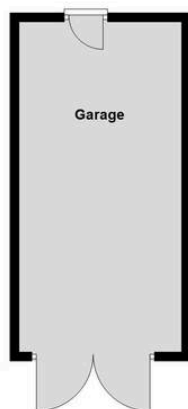
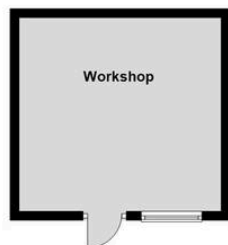
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NEWTON FALLOWELL



Ground Floor
Approx. 157.1 sq. metres (1690.5 sq. feet)



Total area: approx. 188.4 sq. metres (2028.4 sq. feet)

First Floor
Approx. 31.4 sq. metres (337.9 sq. feet)



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