



Holmlea
Ashby by Partney

BELL



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Holmlea is an exceptionally well-presented four-bedroom bungalow, providing bright, spacious accommodation to a quiet village location. With attractive gardens to the front and rear, the property enjoys a large lounge, and dining room stepping through to kitchen with an adjacent utility and cloakroom. Complete with ample driveway parking for multiple vehicles and a single garage, the property will suit a range of potential purchasers.

Ashby by Partney is situated within two miles of Spilsby, an established market town with a good range of shops and services including primary and secondary schooling.

ACCOMMODATION

Hallway with wood effect double glazed obscure front entrance door, of L shaped proportions; carpeted floor, radiators, loft access hatch and power points. Doors to accommodation including:

Bedroom / Study with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points. Dining Room with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points. Brick arch to:

Kitchen having uPVC double glazed window to rear aspect; a good range of modern storage units to base and wall levels, sink and drainer to roll edge wood effect worktop with space and connections for appliances, Neff oven and induction hob beneath extractor canopy. Tiled floor, radiator, ceiling light and power points. Wood obscure glazed door to:

Rear Lobby with uPVC double glazed door to rear; tiled floor, ceiling light. Doors to cloakroom and to:





Utility having storage units and space and connections for washing machine beneath, sink and drainer to roll edge worktop, open cupboard with shelves, tiled floor and ceiling light.

Cloakroom with uPVC double glazed obscure window to rear aspect; wash hand basin to storage unit, low level WC. Tiled floor, radiator and ceiling light.

Lounge having uPVC double glazed sliding doors to rear, obscured window to side aspect; brick fireplace with tiled stand, oak shelving and tv / unit space, carpeted floor, radiator, ceiling light and power points.

Bathroom having uPVC double glazed obscure window to side aspect; panel bath, pedestal wash hand basin and low level WC. Tile effect flooring, built in airing cupboard, tiled walls, radiator and ceiling light.

Master Bedroom having uPVC double glazed window to front aspect; mirror fronted sliding doors to built in wardrobe space, carpeted floor, radiator, ceiling light and power points. Door to:

En- suite having uPVC double glazed obscure window to side aspect; shower cubicle with tiled surround, wash hand basin to corner and low level WC. Tiled floor, heated towel rail and ceiling light.

Bedroom having uPVC double glazed window to front aspect; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to side aspect; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The front garden is laid to lawn with attractive flowerbeds to the borders, and mature trees towards the front. A wide concrete driveway (with turnaround space) leads down to the **Single Garage** with electric up and over door, light and power.

The rear garden is laid to lawn with mature, colourful flowerbeds to the borders and alongside the paved patio seating space. South and west facing, the bright garden is set with a stepping stone path through the lawn down to the corner timber potting shed. The boundaries are fenced with hedging behind to the rear.





East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

SERVICES: Oil fired central heating, Mains water and electricity. Private drainage.

The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

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