



 **NEWTON**  
**FALLOWELL**

Hillcroft, Mavis Enderby – PE23 4ED  
£370,000

## Hillcroft

Mavis Enderby, Spilsby

Set on an impressive plot of approximately 0.32 acre (subject to survey), this attractive and individual detached bungalow enjoys a wonderful village position within a sought-after semi-rural location on the fringe of the Lincolnshire Wolds.

The property offers well-presented and notably spacious accommodation, comprising an inviting entrance hall, cloakroom, dining kitchen, garden room and a comfortable lounge featuring a wood burner. There are three bedrooms served by a bathroom with a separate shower.

Occupying a particularly generous plot, the bungalow is surrounded by established lawned gardens that provide a high degree of privacy and outdoor space, ideal for relaxing or entertaining. A driveway offers ample off-road parking and leads to a double garage which has annexe potential subject to any necessary planning permission.

Additional benefits include oil-fired central heating and double glazing throughout.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





## ACCOMMODATION

Part glazed front entrance door through to the:

### RECEPTION HALL

7' 3" x 7' 2" (2.22m x 2.19m)

Having coved ceiling, radiator, tiled floor, door to garage, door to dining kitchen and further door to the:

### CLOAKROOM

Having window to rear elevation, coved ceiling, tiled floor, close coupled WC and hand basin with tiled splashback.

### DINING KITCHEN

22' 3" x 14' 0" (6.79m x 4.27m)

Having window to rear elevation, further window to rear elevation overlooking the garden room, coved ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with granite work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, cupboards over and space for upright fridge/freezer to side. Work surface return with cupboards under, cupboards over. Further work surface with space for electric cooker, cupboards & drawers under, cupboards & stainless steel cooker hood over, tall unit to side. Further work surface forming island unit with cupboards, drawers & wine rack under. Opening to the:





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### GARDEN ROOM

15' 10" x 11' 2" (4.82m x 3.41m)

Of sealed unit double glazed uPVC frame construction on brick walls with a roof making it ideal for all year round use. Having part glazed doors to either side elevations, two radiators and tiled floor. (Please note that the rear view from the garden room is over a neighbouring property's rear garden)

### LOUNGE

17' 11" x 17' 3" (5.45m x 5.25m)

Having three feature arched windows to front elevation, decorative coved ceiling, two radiators, dado rail and feature fireplace with inset wood burner.





### **BEDROOM THREE/STUDY**

13' 0" x 11' 3" (3.95m x 3.44m)

Having two windows & glazed door to front elevation, coved ceiling and radiator.

### **INNER HALL**

Having access to roof space and large part shelved linen/storage cupboard with window to rear elevation.

### **BEDROOM ONE**

13' 3" x 13' 1" (4.03m x 3.98m)

Having windows to front & side elevations, radiator, built-in cupboard and built-in Sharps wardrobes.

### **BEDROOM TWO**

11' 0" x 9' 8" (3.36m x 2.94m)

Having window to side elevation, radiator, picture rail and built-in Sharps wardrobe.

### **BATHROOM**

8' 11" x 8' 9" (2.71m x 2.67m)

Having window to rear elevation, coved ceiling, radiator, wood effect flooring, part tiled walls, panelled bath, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



## EXTERIOR

The property stands in established lawned gardens with borders. Gated access leads to a driveway which provides off-road parking & hardstanding leading to the:

### DOUBLE GARAGE

23' 7" x 18' 10" (7.19m x 5.75m)

Having electric up-and-over door, light and power. The garage has space for a workshop and has the potential for conversion into an annexe, subject to any necessary planning permission. The property also has a paved patio off the garden room and a further paved area to the front with greenhouses.

### THE PLOT

The property occupies a plot of approximately 0.32 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.

### SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank with soakaway. Heating is via an oil fired boiler and the property is double glazed. The current council tax is band D.





#### LIFETIME LEGAL

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#### AGENT'S NOTES

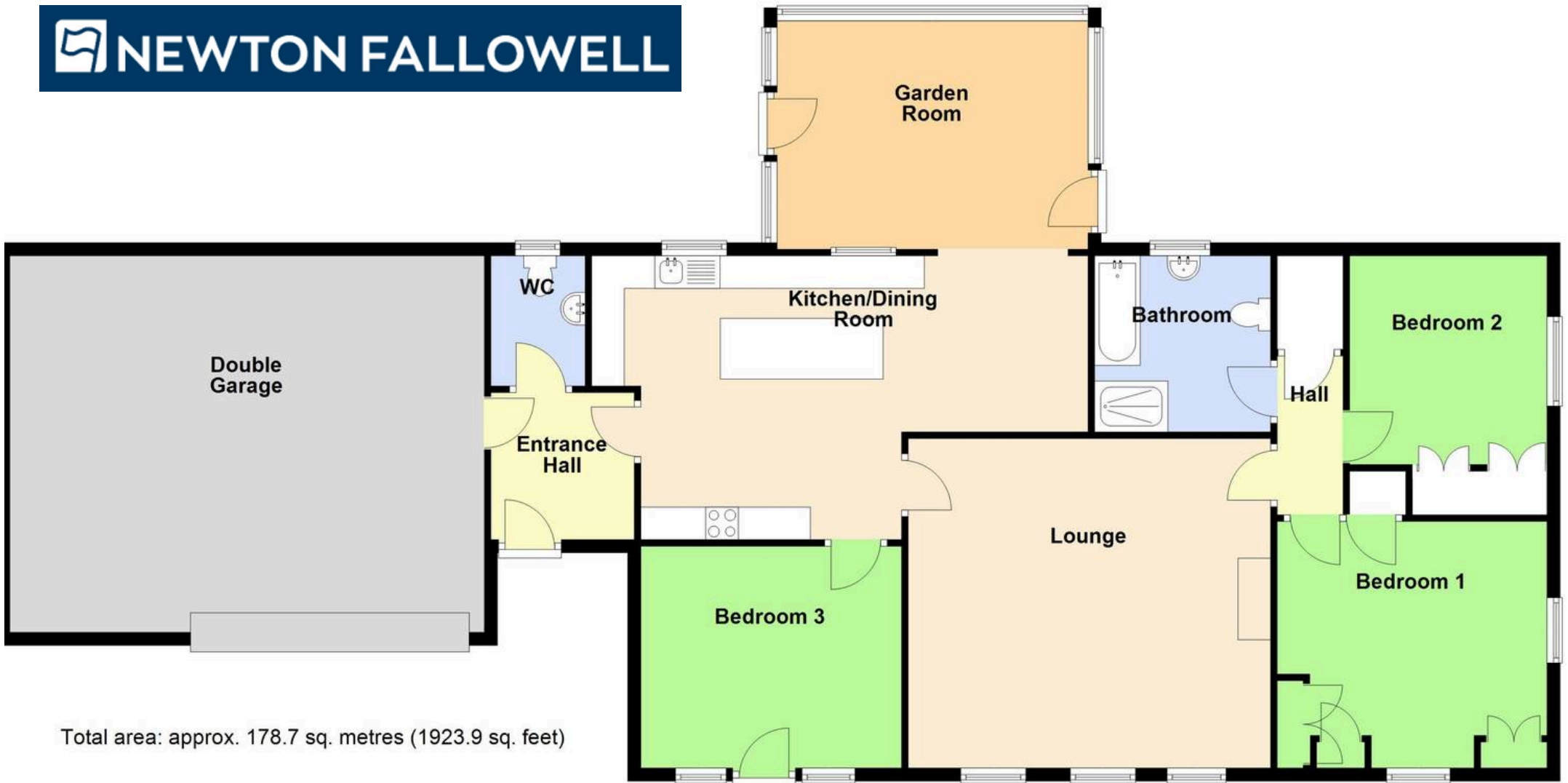
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Total area: approx. 178.7 sq. metres (1923.9 sq. feet)

## Newton Fallowell Estate Agents

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