JOHN TAYLORS
EST. 1859

MAKE THE BEST MOVE



£375,000

hthSituated in an elevated position with delightful views over the village and towards the stunning Lincolnshire Wolds as well as being conveniently located within approximately 100 meters off a public house. This spacious detached home with a double garage. EPC rating C.

Bellitas Skendleby

Spilsby, PE23 4QE.

Council Tax E

3 bedroom detached house for sale









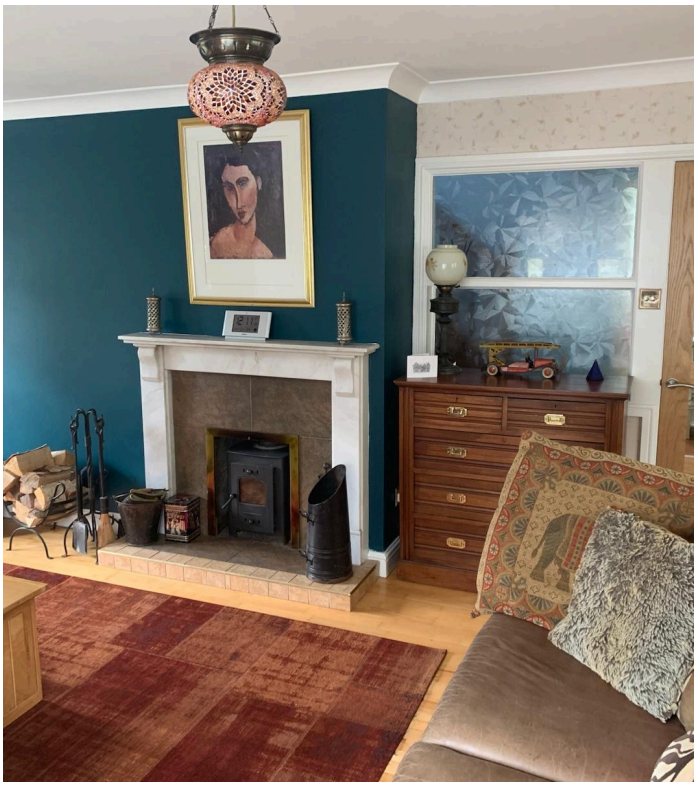


Situated in an elevated position with delightful views over the village and towards the stunning Lincolnshire Wolds as well as being conveniently located within approximately 100 meters of a public house. This spacious detached home offers versatile and well appointed accommodation in a truly desirable setting. The property provides flexible living space, arranged as either two or three bedrooms, making it ideal for range of buyers including downsizers families all those seeking a home office or guest accommodation. The interior is bright and generously proportioned throughout, offering a comfortable and adaptable layout to suit modern living. Outside, the home is complimented by attractive, well maintained gardens, perfect for relaxing or entertaining while enjoying the surrounding scenery. To the rear, countryside provides a wonderful sense of privacy. Further benefits include a driveway providing ample off-road parking and a double garage. EPC rating C. what3words: events.awaiting.convey











Rooms & dimensions

Location

Nestled on the edge of the picturesque Lincolnshire Wolds, an area of outstanding natural beauty, the historic village of Skendleby offers and idyllic rural lifestyle surrounded by unspoiled countryside. Skendleby is perfectly position for those who appreciate outdoor living, with an abundance of scenic walking routes, rolling hills, and wildlife right on the doorstep. The surrounding Wolds landscape provides a stunning backdrop throughout the seasons, making it a haven for nature lovers and those seeking a quieter pace of life. Despite its peaceful setting, the village remains conveniently located for access to nearby market towns and coastal destinations, offering a range of amenities, shops and leisure facilities within easy reach. The nearby town of Spilsby provides everyday essentials, while the wider Lincolnshire Coast is just a short drive away.

Entrance Hall

With coved ceiling, engineered wood flooring, radiator.

Lounge — 4.09 x 6.12 metres

With an open fireplace housing solid fuel stove and having slate insert and Victorian style marble surround, two uPVC double glazed bow shaped windows, engineered wood flooring, ceiling roses, coved ceiling, radiator.

Cloak Room — 1.16 x 2 metres

With tiled floor, close coupled toilet, hand basin and fitted shelf.

Study/ Bedroom 3 — 3.61 x 3.97 metres

With uPVC double glazed window, coving and ceiling rose, radiator and uPVC double glazed window.

Breakfast Kitchen — 3.72 x 4.85 metres

With range of fitted wall and base cupboards, wood block work surfaces, PVC sink having mini sink, drainer board mixer tap with directional spray, tiled splash backs, integrated gas hob and extractor hood over, integrated electric oven, space for fridge freezer, uPVC double glazed window enjoying views over the garden and countryside beyond, door through to sun lounge, and archway opening to dining area. Minimum depth measurement.

Dining Room Area — 2.31 x 2.74 metres

With oak flooring, coved ceiling, uPVC double glazed window and radiator.

Sun Lounge — 3.59 x 4.67 metres

With uPVC double glazed windows and patio doors, tiled flooring, radiator, and sliding patio inner door providing access to lounge.

Stairs To First Floor Landing

A spacious landing with access to eaves storage space, radiator and uPVC double glazed window with views over the village and the Lincolnshire Wolds beyond.

Bedroom 1 — 3.63 x 6.16 metres

With two radiators, built-in wardrobes, two uPVC double glazed windows with front window enjoying delightful views of the village and the Lincolnshire Wolds beyond. Maximum width measurement.

En-Suite Shower Room — 0.91 x 2.77 metres

With tiled shower cubicle housing mains fed shower, wash basin, close coupled toilet, radiator and extractor fan.

Bedroom 2 — 3.62 x 4 metres

With radiator, access to roof space and uPVC double glazed window with views across to the Lincolnshire Wolds.

ACCOMMODATION

Rooms & dimensions

Bathroom
2 x 3.61 metres

With panel bath, vanity wash basin, close coupled toilet, radiator, tiled shower cubicle housing electric shower, part tiled walls, uPVC double glazed window, extractor fan and built-in storage cupboard, housing gas fired central heating boiler, extractor fan. Maximum depth measurement.

Outside

The elevated front garden is mostly laid with slate chippings and inset shrubs. Immediately in front of the house is a block paved footpath and steps leading down to a block paved driveway with brick pillared entrance and providing access to the double garage. A pedestrian gate provides access to the side and rear garden which includes raised vegetable beds, stone effect patio area and a raised decked patio seating area. There is also a shaped lawn, flower and shrub beds, cold water tap, brick boundary walls and a circular shaped stone effect seating area which enjoys an open outlook of open countryside beyond.

Brick Double Garage
5.5 x 5.5 metres

With power and lighting, electric roller shutter doors, alarm and attached tool store to the rear.

Services

The property is understood to have mains water, electricity, gas, and drainage. Gas fired central heating.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the government online portal, the property is currently in Council Tax Band E.

Mobile

We understand from the Ofcom website there is 71% coverage from 02, 76% with EE, 72% with 3 and 74% coverage with Vodafone.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard performance 4 Mbps and upload of 0.6Mbps, Superfast download speed of 68 Mbps and upload speed of 15 Mbps. Openreach is the available network.



Total area: approx. 187.6 sq. metres (2019.7 sq. feet)

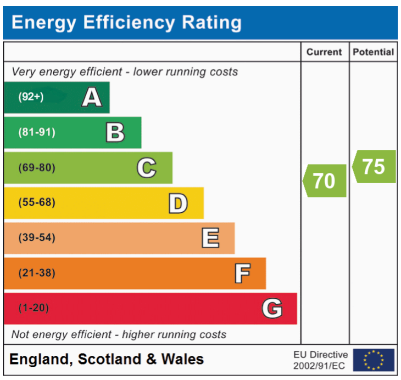
Please note floor plan is for guidance only and all efforts have been made to ensure its accuracy at the time of print.
Plan has been produced for Beam Estate Agent . Powered by TMPropertySurveys.com
Plan produced using PlanUp.

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sale particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.



Address: