



51a Woodlands Avenue Spilsby PE23 5EL

£230,000

JOHN TAYLORS
EST. 1859

This large detached bungalow features highly versatile and flexible accommodation, perfectly suited to a variety of lifestyles, multi-generational living, or those seeking single-storey living without compromising on space. At the heart of the home is a beautifully appointed modern kitchen, designed with contemporary fixtures and fittings. The bungalow is equipped with gas central heating throughout, ensuring comfort across all rooms. Outside, the impressive 0.24-acre plot (sts) provides extensive outdoor space, offering privacy and excellent potential for further landscaping or extension (subject to necessary planning consents). No onward chain. EPC rating D.

Rooms

Front Entrance Porch

With uPVC double glazed entrance door and windows.

Entrance Hall

With double glazed front door, radiator, thermostat and access to roof space.

Lounge Diner

With radiator, double glazed patio doors opening to sun lounge, uPVC double glazed windows and further patio doors opening to paved garden patio. 12'2" x 6'2" (3.73m x 2.89m) maximum & 12'1" x 11'9" (3.71m x 3.63m)

Breakfast Kitchen

With modern fitted kitchen comprising of gloss fronted wall and base cupboards and drawers, marble effect worktops, tiled splash backs, PVC sink having mini sink and drainer board (hot water for the sink tap is provided by an electric heater rather than from the mains hot water system) uPVC double glazed windows, radiator, integrated electric hob and extractor hood over, integrated oven and grill, integrated dishwasher, tiled floor and uPVC double glazed door. 17'2" x 9'8" (5.25m x 2.99m)

Utility Room

With polycarbonate roof, plumbing for washing machine, fitted cupboard and worktop unit, uPVC double glazed doors to front and rear elevations, WC off and pedestrian access door to garage. 13' x 8' (3.99m x 2.46m)



Sun Lounge

With hardwood double glazed windows and patio door, radiator. 11'9" x 9'2" (3.64m x 2.81m)

Bedroom 1

With uPVC double glazed window windows, radiator. 12'1" x 11'7" (3.71m x 3.59m)

Bedroom 2

With radiator and uPVC double glazed window. 12'1" x 9'8" (3.71m x 3m)

Bedroom 3

With radiator, uPVC double glazed window and Worcester gas fired central heating combi boiler 8'4" x 8'2" (2.57m x 2.52m)

Bathroom

With white suite comprising of panel bath with shower tap, close coupled toilet and wash basin cupboard unit, tiled shower cubicle housing electric shower, part tiled walls, tiled floor, extractor fan, radiator and uPVC double glazed window. 12' x 4'9" (3.67m x 1.51m)

Outside

The spacious plot includes a sectional garage (4.29 m x 5.48), gravel driveway providing example of street parking, gardens to all sides of the property having sand stone patio area, glass greenhouse and timber shed, spacious lawns, flower and shrub beds and external cold water tap.

Services Property is understood to have mains water, electricity, gas, and drainage. Gas central heating.

Tenure The property is understood the freehold.

Council Tax Band

Property is currently in Council Tax Band C.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 17Mbps and an upload speed of 1Mbps. Superfast broadband is available with a download speed of 80Mbps and upload speed of 20Mbps. Openreach is the available network.

Mobile

We understand from the Ofcom website there is 78% coverage from EE, 73% from O2, 76% from Vodafone and 74% from Three.

Mandatory Buyer Anti-Money Laundering Check

Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together to verify your information. The cost of these checks is £45 inc VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





FLOORPLAN

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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 sales 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.

