



Park Avenue, Hundleby, Spilsby, PE23 5LY

- SPACIOUS 1,795 sq ft, RECONFIGURED & VERY well PRESENTED detached BUNGALOW, in VERY DESIRABLE cul-de-sac location, with NO 'upward CHAIN'
- 3 LOFT ROOMS complete with staircase, windows, lighting, power, heating, TV & telephone points, built in cupboards and W.C.
- Comfortable off road PARKING for 3 cars including CARAVAN if required
- Triple aspect 'L' shaped LOUNGE incl FEATURE fireplace having cast iron, gas, log effect burner, and FRENCH doors to garden, Dual aspect DINING ROOM, and open plan SNUG
- FOUR DOUBLE bedrooms, TWO shower rooms (and W.C.), THREE receptions
- PRIVATE fully fenced rear GARDEN incl 2 extensive paved PATIOS, pedestrian access from both sides of property (one extra wide), external lighting, power & water tap
- Majority NEW 2024 UPVC DOUBLE GLAZING incl FRENCH doors, Mains GAS CENTRAL HEATING with NEW 2022 Worcester BOILER serviced annually, PVC soffits & fascias
- Fitted KITCHEN with display lighting, stainless steel fronted electric double oven incl fan assisted & LCD, gas hob, stainless steel extractor, one & half bowl ceramic sink

Price £320,000



Park Avenue, Hundleby, Spilsby, PE23 5LY

DESCRIPTION

Spacious 1,795 sq ft, reconfigured & very well presented, 4 double bedroom, 2 shower room, 3 reception, detached bungalow with the added bonus of 3 loft rooms (complete with staircase, windows, lighting, power, heating, TV & telephone points, built in cupboards and W.C.), all in a very desirable cul-de-sac location, convenient (only 0.6 mile) and on 56 bus route to well serviced historic market town centre, and there is NO 'upper CHAIN'.

It also benefits from majority new 2024 UPVC double glazing incl French doors, mains gas central heating with new 2022 Worcester boiler serviced annually, PVC soffits & fascias.

Outside is the open plan front garden, private fully fenced rear garden incl 2 extensive paved patios, pedestrian access from both sides of property (one extra wide), external lighting, power & water tap, and there is comfortable off road parking for 3 cars incl caravan if required.

The property consists of spacious hall, triple aspect 'L' shaped lounge (incl feature fireplace having Gazco cast iron, gas, log effect burner, and French doors to the garden), dual aspect dining room (having built in illuminated bookcase & recessed shelving, and French doors to patio), open plan snug (with built in cupboard & shelving) and fitted kitchen (with display lighting, stainless steel fronted electric double oven incl fan assisted & LCD, gas hob, stainless steel extractor, one & half bowl ceramic sink, space for fridge freezer).

There is also the fully tiled modern shower room (with digital shower, hand basin in vanity with cupboards & drawers under, back to wall toilet & 2 built in cupboards) incl utility cupboard, en-suite shower room (incl spacious shower cubicle, pedestal hand basin, back to wall toilet & wall cupboard) and the four double bedrooms, three of which have got built in wardrobes.

The property also has the added bonus of the 3 loft rooms complete with staircase, windows, lighting, power, heating, TV & telephone points, built in cupboards and W.C.





Park Avenue, Hundleby, Spilsby, PE23

Approximate Area = 1791 sq ft / 166.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Hunters Property Group. REF: 1421943

Viewings

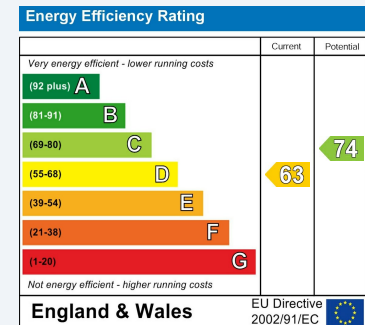
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



10 East Street, Horncastle, LN9 6AZ
Tel: 01507 524910 Email: horncastle@hunters.com <https://www.hunters.com>

