



50 Ashby Meadows, Spilsby, PE23 5DN



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Freehold

£260,000



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge, dining room & conservatory
- Kitchen & utility
- En-suite & bathroom
- Driveway, garage & enclosed rear garden
- Plot approx. 0.19 acre (STS)
- EPC rating C – NO CHAIN





Set on a substantial corner plot on the outskirts of town, this detached bungalow offers over 1,500 square feet of versatile living space. The accommodation includes an entrance hall, lounge, conservatory, dining room, kitchen, utility, master bedroom with en-suite, two further bedrooms and a family bathroom with separate shower. Outside, the property features a lawned front garden, driveway with ample off-road parking, garage and an enclosed rear garden. Additional benefits include gas central heating, double glazing and the advantage of no onward chain.



#### ACCOMMODATION

Part glazed front entrance door with side screens through to the:

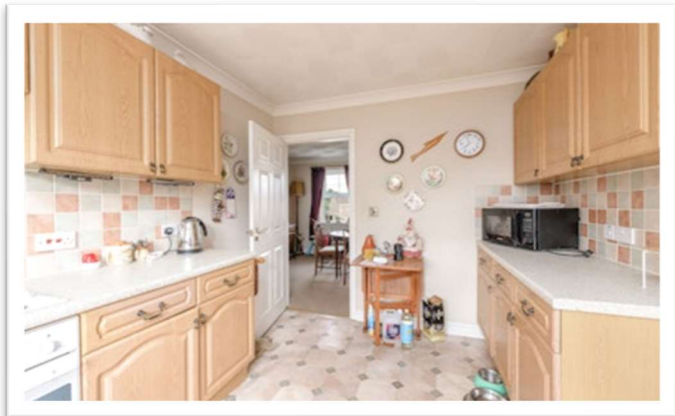
#### ENTRANCE HALL

Having coved ceiling, radiator, access to roof space and two built-in cupboards.

#### LOUNGE

4.91m x 3.93m (16'1" x 12'11")

Having coved ceiling, radiator and fireplace with marble back & hearth, inset electric fire and wooden surround. French doors with windows to either side through to the:



#### CONSERVATORY

2.79m x 2.4m (9'2" x 7'11")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof and french doors to rear elevation & garden.

#### DINING ROOM

4.4m x 3.23m (14'5" x 10'7")

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

#### KITCHEN

3.92m x 2.17m (12'11" x 7'1")

Having window to rear elevation, coved ceiling, radiator and tile effect vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawer under. Work surface return with cupboard & drawer under. Further work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards & concealed extractor over. Further work surface with cupboards & drawers under, cupboards over.

#### UTILITY

2.85m x 2.17m (9'5" x 7'1")

Having window to side elevation, part glazed door to rear elevation, door to garage, work surface with inset stainless steel sink & drainer, space & plumbing for automatic washing machine under.





 **NEWTON FALLOWELL**







### MASTER BEDROOM

3.96m x 3.73m (13'0" x 12'2")

Having two windows to rear elevation, coved ceiling, radiator and built-in cupboard.



### EN-SUITE

2.7m x 0.93m (8'11" x 3'1")

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



### BEDROOM TWO

3.93m x 3.65m (12'11" x 12'0")

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



### BEDROOM THREE

3.67m x 2.73m (12'0" x 9'0")

Having window to side elevation, coved ceiling and radiator.



### BATHROOM

3.17m x 2.33m (10'5" x 7'7")

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





### EXTERIOR

To the front of the property there are shaped lawns with a paved footpath leading to the front entrance door. A driveway provides off-road parking and leads to the:

### GARAGE

5.4m x 2.86m (17'8" x 9'5")

Having up-and-over door, light, power, window to side and gas fired boiler providing for both domestic hot water & heating.

Gated access to the:

### REAR GARDEN

Being enclosed and laid to lawn with borders. Having a block paved patio and garden shed.

### THE PLOT

The property occupies a plot of approximately 0.19 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 gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band D.





### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

### AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



## Floorplan



Total area: approx. 144.4 sq. metres (1554.3 sq. feet)



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