



Ainsley Cottage
Wainfleet Road, Irby in the Marsh. PE24 5AZ





NO ONWARD CHAIN!

Ainsley Cottage is a two-bedroom, semi-detached property set with a generous garden and large, wooden garage. Requiring a scheme of renovation and refurbishment, the property enjoys an East-West orientation, with Lounge, Kitchen, Shower Room and Boot Room to the ground floor; both bedrooms to the first and a store to the rear.

Irby in the Marsh is a small village approximately five miles east of the market town of Spilsby and six miles west of the coastal resort of Skegness.

The property is entered to the Boot Room, with space and connections for an appliance beneath the corner worktop. The open doorway leads through to the Kitchen, with further storage units to base and wall levels, space for appliances and a cooker. The stairs lead from the rear 'lobby' space, where a door accesses the Shower Room with modern board surround to the open-fronted shower, low level W/C and pedestal sink. To the front is the Lounge, with a brick fireplace. The first floor is laid out with two Bedrooms, the larger being front-facing.

Externally, the property approached up a paved driveway, providing ample parking space for multiple vehicles and leading to the rear Store and timber Double Garage, with power connected.

The garden is laid to lawn with mature trees and shrubs, and contained by mixed hedging. To one side stands a static caravan, with power connected.

East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: TBC

SERVICES: (presumed) mains water, electricity; electric heaters. Drainage to a private system.

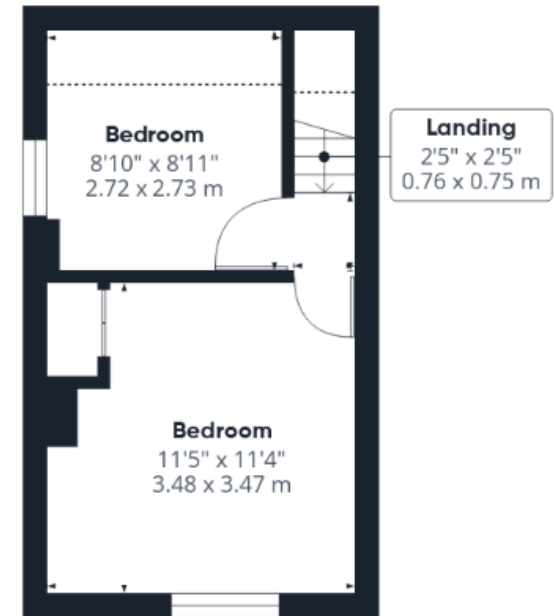
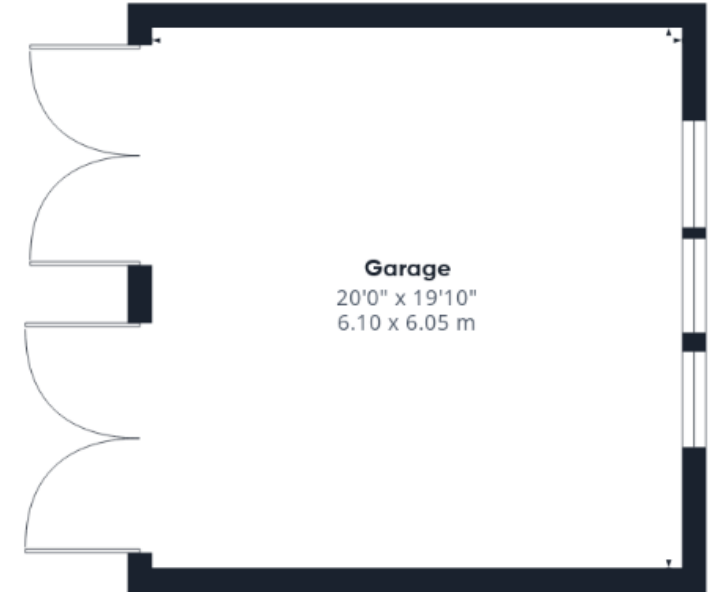
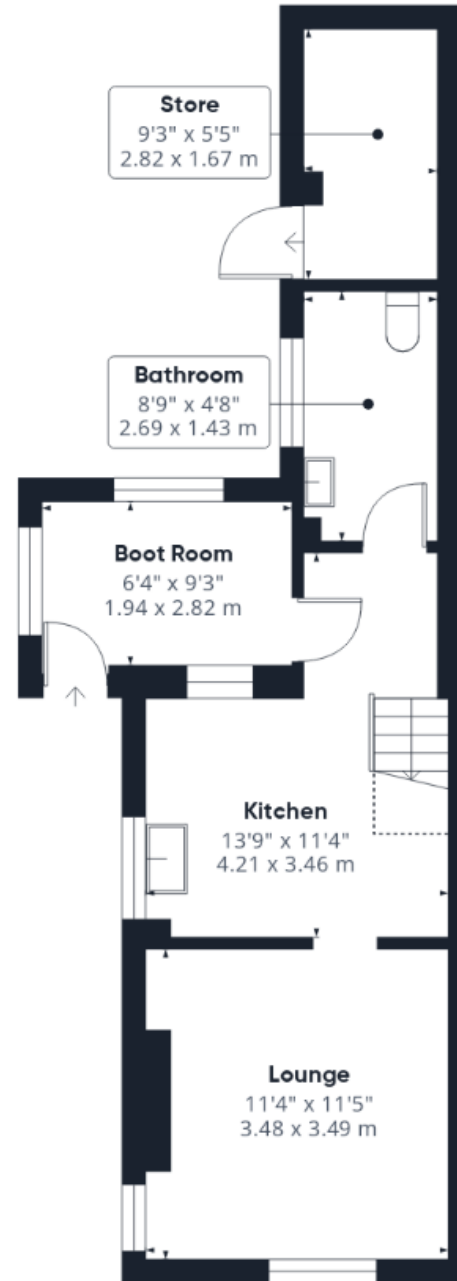
The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

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