



BRITISH  
PROPERTY  
AWARDS

2024

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GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



71 Ashby Road  
Spilsby, Lincolnshire. PR23 5DW

**BELL**





## 71 Ashby Road Spilsby

NO ONWARD CHAIN! 71 Ashby Road is a spacious three bedroom bungalow, requiring a scheme of updating, set to an attractive position in the market town of Spilsby.

Enjoying gardens to the front and rear, driveway and car port parking, the property boasts a large Lounge-Diner; kitchen, shower room and three bedrooms.

### ACCOMMODATION

**Hallway** with wood single glazed obscure door with coloured glass, carpeted floor, loft access hatch, radiator, telephone point, ceiling lights and power points. Door to accommodation including:

**Lounge Diner** having uPVC double glazed windows to front and side aspects, the front a bay with coloured and obscure glass to top panes; gas fire to brick surround, carpeted floor, built in storage space, radiators, power points.

**Kitchen** having uPVC double glazed windows to side and rear aspect; a good range to storage units to base and wall levels, 1 1/2 bowl sink and drainer set to roll edge worktop, electric cooker and hob, space and connections for under counter washing machine dryer, fridge, Tile effect flooring, radiator, ceiling light and power points. uPVC double glazed obscure patio door to side aspect;

**Shower Room** having uPVC double glazed obscure window to rear aspect; corner shower cubicle with board surround, pedestal wash hand basin and low level WC. Wood effect flooring, built in storage space, radiator and ceiling light.





**Bedroom 1** with uPVC double glazed bay window to rear aspect; carpeted floor, radiator, ceiling lights and power points.

**Bedroom 3** with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom 2** with uPVC double glazed window to front aspect; tiled fireplace to corner, carpeted floor, radiator, ceiling light and power points.

## OUTSIDE

The front garden is laid to lawn, with gravelled parking bay/turnaround space off a concrete driveway which continues up the side and under a car port.

The rear garden is also laid to lawn, with a mature Beech to corner, timber shed and rear outhouse with low level WC, tap, obscure window to side and light to wall. The side boundaries are contained by hedging, the front a railed fence and rear by post and wire.

**East Lindsey District Council – Tax band: C**

**ENERGY PERFORMANCE RATING: TBC**

**SERVICES:** 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.

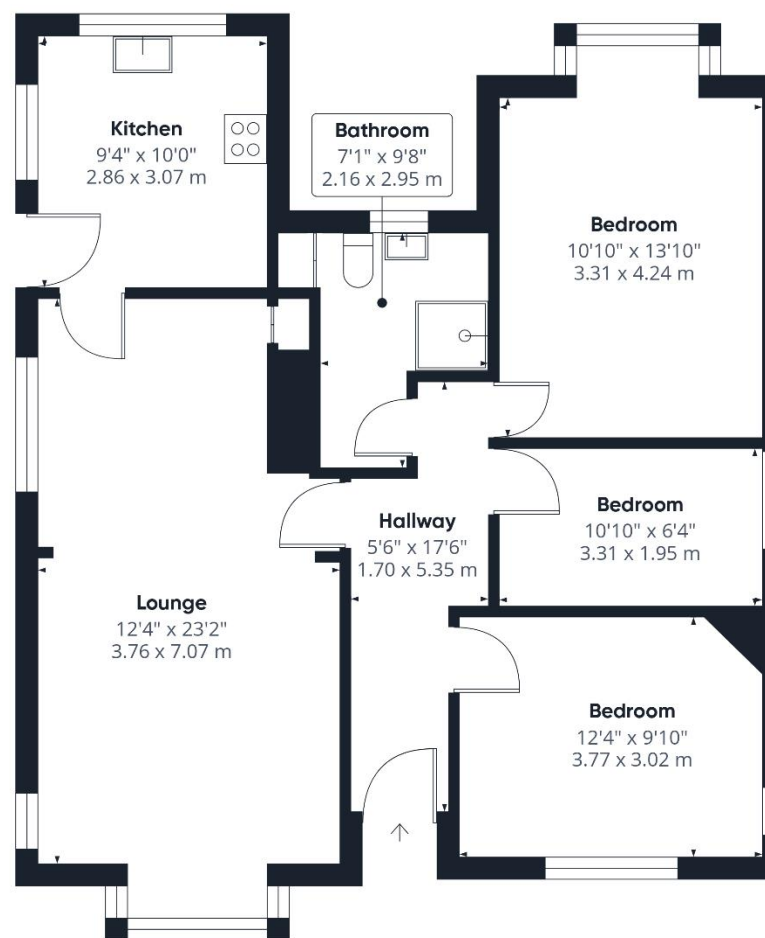
**VIEWING:** By arrangement with the agent's Horncastle Office...

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Brochure prepared 31.07.2025







Approximate total area<sup>(1)</sup>

879 ft<sup>2</sup>

81.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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