



Ashby Road, SPILSBY PE23 5DW

welcome to

Ashby Road, SPILSBY

Three storey 5 bed semi detached Edwardian house located in Spilsby. In brief, the property offers 2 reception rooms, kitchen, utility, 5 bedrooms with master & en-suite and an additional two bathrooms.

The property offers a rear garden and also has the benefit of having a garage & parking!!!



Entrance

Entrance door leads into the hallway which has the original Victorian tiles, a radiator, stairs to the first floor and door into the following rooms:

Lounge

12' 11" x 13' 5" (3.94m x 4.09m)

Has a bay window to the front elevation and a radiator.

Snug

13' 6" x 10' 9" (4.11m x 3.28m)

Has a window, radiator and original Victoria open fire with surround.

Kitchen

11' 10" x 9' 6" (3.61m x 2.90m)

Comprising of wall, base and drawer units with worktop space over, sink, storage cupboard, space for appliances, window to the side elevation and open access to:

Dining Area

12' 3" x 10' 11" (3.73m x 3.33m)

Has a window and radiator.

Utility Area

8' 9" x 9' 2" (2.67m x 2.79m)

Has a window to two elevations, worktop space, space for appliances and door into WC

Wc

Has a WC and hand wash basin

Landing

Has doors leading into the following rooms:

Bedroom 1

11' 9" x 10' 11" (3.58m x 3.33m)

Has a window and a radiator

Bedroom 2

13' 6" x 10' 11" (4.11m x 3.33m)

Has a window and a radiator

Bedroom 3

11' 6" x 13' (3.51m x 3.96m)

Has two windows to the front elevation and a radiator

Bathroom

Has a bath with shower over, WC, hand wash basin, storage cupboard with water tank and an opaque window.

Bathroom

Has a bath with shower over, WC, hand wash basin and radiator.

2nd Floor**Landing**

Has doors into the following rooms:

Bedroom 4

13' 8" x 10' 10" (4.17m x 3.30m)

Has a window and radiator

Bedroom 5

13' x 17' 6" (3.96m x 5.33m)

Has a window, radiator and built in wardrobes. There is a door into:

En-Suite

Has a shower, Sink with vanity storage below and a WC.

External

Externally the property had a garage which is located away from the property, for more information on this, please contact the agent.

The rear offers lawned space with patio area. There is also access down the side of the property for bins.



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Ashby Road, SPILSBY

- THREE STOREY SEMI-DETACHED HOUSE
- 5 BEDROOMS (MASTER & EN-SUITE)
- DETACHED GARAGE & PARKING SPACE NEARBY
- MARKET TOWN LOCATION
- 2 RECEPTION ROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SKG109653 - 0009

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