



44 Station Road

Firsby, Spilsby

Occupying a generous plot in the ever-popular village of Firsby, this attractive semi-detached home offers bright, airy and versatile accommodation, generous gardens and excellent outside storage, making it an ideal choice for families or anyone seeking the space and tranquillity of village life.

Originally built in the 1890s as a railway cottage, the property has been thoughtfully extended over the years, with additions in the 1960s and the garden room completed in 2000. Since purchasing the property in 2021, the current owners have continued to enhance and improve the home, creating a well-presented and welcoming living space throughout.

The accommodation comprises an entrance hall, inner hall, versatile sitting/dining room with fireplace, comfortable lounge featuring a multi-fuel burner, fitted kitchen, light-filled garden/dining room and utility room to the ground floor. Upstairs are three bedrooms and a contemporary shower room.

Outside, the property enjoys ample off-road parking to the front with a handy store off, while the attractive rear garden is predominantly laid to lawn and provides plenty of space for children, gardening or outdoor entertaining. A side courtyard incorporates a useful brick-built outbuilding and a separate WC, with a garden shed/workshop, greenhouse and large log store/garden storage area situated to the far rear of the gardens. Further benefits include oil-fired central heating, double glazing and solar panels which are owned outright.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

 **NEWTON FALLOWELL**





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having, radiator, tiled floor and built-in cupboard with water softener and space for coats & shoes. Door to the:

INNER HALL

Having part glazed door to side elevation & courtyard area, tiled floor and staircase rising to first floor. Archway to kitchen and opening to the:

SITTING ROOM/DINING ROOM

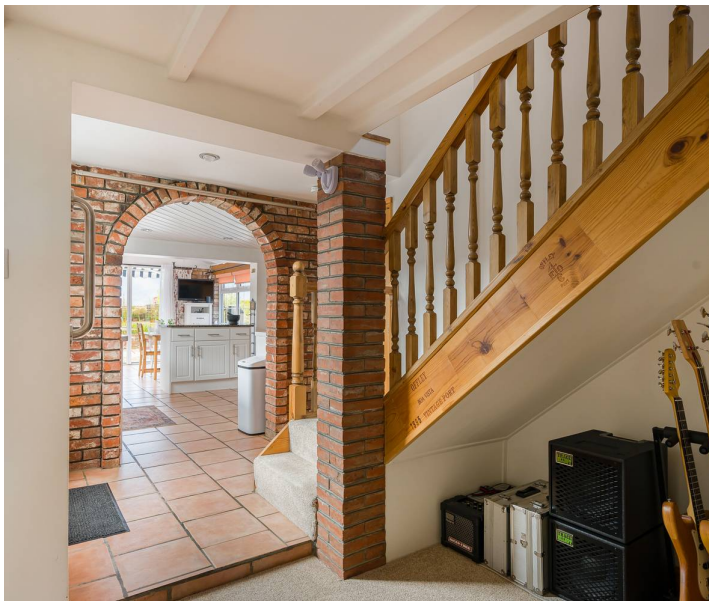
17' 11" x 8' 0" (5.46m x 2.45m)

A versatile room which is currently used as a snug/music room. Having window to rear elevation, radiator and brick-built fireplace with granite hearth & inset LPG fire.

LOUNGE

18' 5" x 12' 0" (5.61m x 3.66m)

Having windows to front & side elevations, radiator and brick-built fireplace with inset multi-fuel burner.





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KITCHEN

11' 2" x 9' 11" (3.41m x 3.02m)

Having window to side elevation and tiled floor. Fitted with a range of base & wall units with work surfaces, tiled splashbacks & kick-board heaters comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & drawers under, cupboard over. Further work surface with granite work surface, cupboards & drawers under. Recess with space for range style cooker with stainless steel splashback & extractor over. Further work surface with cupboard under, cupboard over and work surface return with cupboard & space for fridge under, cupboard over. Door to utility and opening to the:



GARDEN/DINING ROOM

11' 7" x 10' 9" (3.52m x 3.28m)

Having a slightly vaulted ceiling, windows to both side elevations, french doors with fitted retractable fly screen to rear elevation, radiator and tiled floor.

UTILITY

9' 11" x 8' 9" (3.02m x 2.67m)

Having window & part glazed door to rear elevation, radiator, tiled floor, space for tall fridge/freezer, work surface with cupboard, drawer, space & plumbing for automatic washing machine & oil fired boiler with Combimate scale reducing system providing for both domestic hot water & heating under, cupboards over.



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FIRST FLOOR LANDING

Having window to side elevation, radiator, small access to roof space and built-in double cupboard with shelving & hanging rail.

BEDROOM ONE

15' 3" x 10' 0" (4.65m x 3.05m)

Having window to rear elevation, radiator and built-in wardrobe.

BEDROOM TWO

11' 11" x 9' 7" (3.63m x 2.91m)

Having window to front elevation, radiator and built-in wardrobes with shelving and hanging space.

BEDROOM THREE

9' 1" x 7' 5" (2.78m x 2.26m)

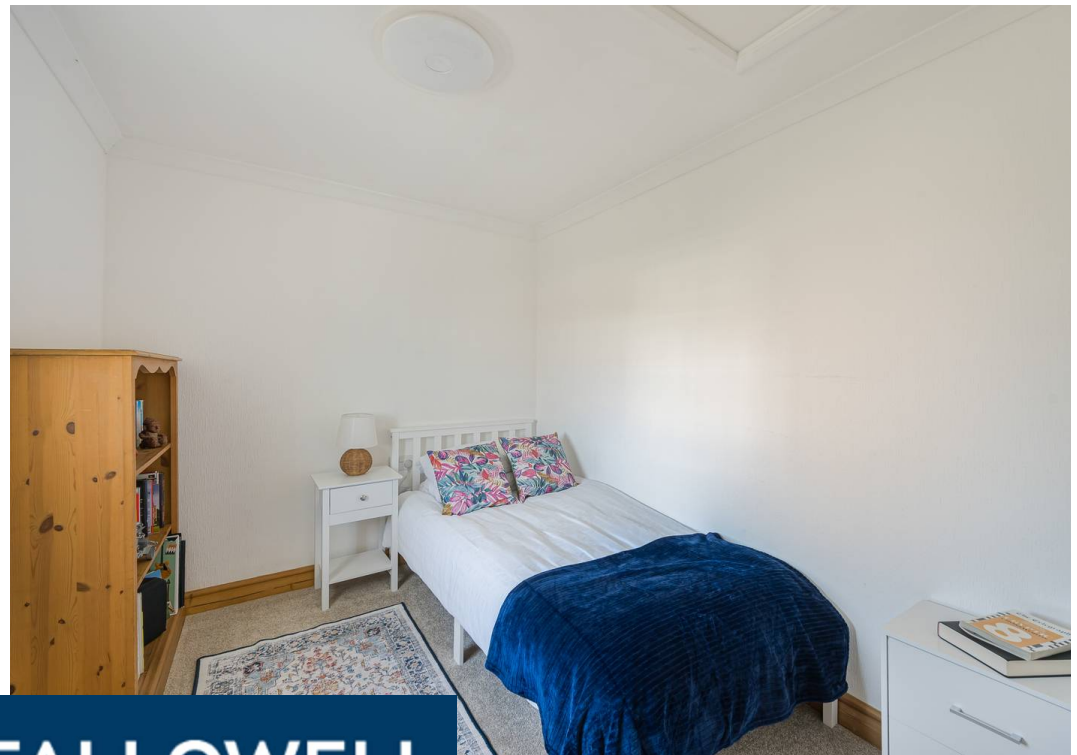
Having window to side elevation, radiator and access to roof space.

SHOWER ROOM

9' 2" x 7' 10" (2.80m x 2.40m)

Having window to rear elevation, radiator, heated towel rail, tiled walls, vinyl flooring, walk-in large shower enclosure with electric shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards & drawers under.





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EXTERIOR

The front of the property is walled with wrought iron gates opening to a large gravelled area having mature plants, motion sensor lights and outside tap. The gravelled area provides ample off-road parking extending down the side of the property to the:

STORE

7' 10" x 6' 4" (2.38m x 1.93m)

Formerly a garage but part was converted into the utility room with the remainder being handy for storage. Having double doors to the front, light & power.

Gated access leads to the rear garden. To the rear of the property on the right hand side there is a:

SIDE COURTYARD

Having an outside tap, belfast style sink and access to the:

BRICK-BUILT OUTBUILDING & SEPARATE WC

6' 2" x 5' 1" (1.89m x 1.54m)

With the outbuilding having light & power and the separate WC having a WC, hand basin, light & power.

REAR GARDEN

Being enclosed and having a large gravelled area with an olive tree and an exterior power point, leading to a lawned garden beyond with established borders, pear trees and a pergola walkway with mature grape vines. To the far rear of the garden there is a trellis with shrubs opening to a gravelled area with a greenhouse, large log store/garden storage area, oil storage tank and a:

LARGE GARDEN SHED/STORE/WORKSHOP

23' 5" x 10' 0" (7.14m x 3.05m)

With power and long fitted work bench.



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THE PLOT

The property occupies a plot of approximately 0.16 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 electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band A. The property also has 14 solar panels with 5kwh battery which are owned outright with no lease/payments to be made.

The damp proof was done in 2021 with a 30 year guarantee. Other improvements include the installation of a french drain, electrical works and a new fuse board.



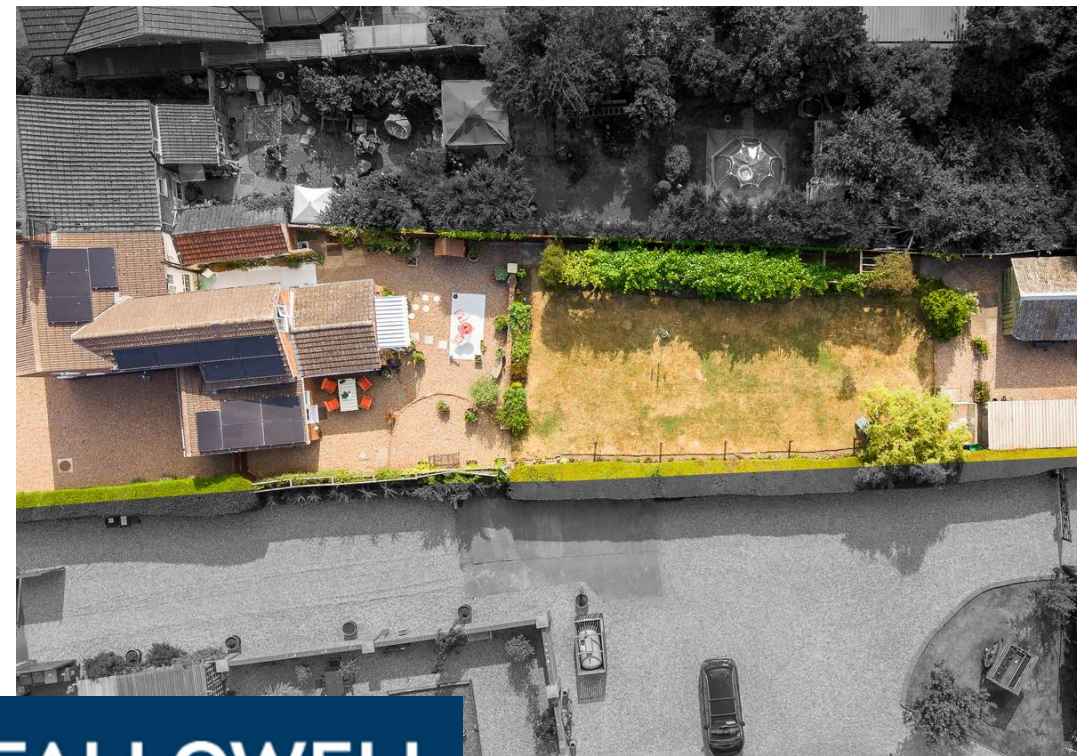
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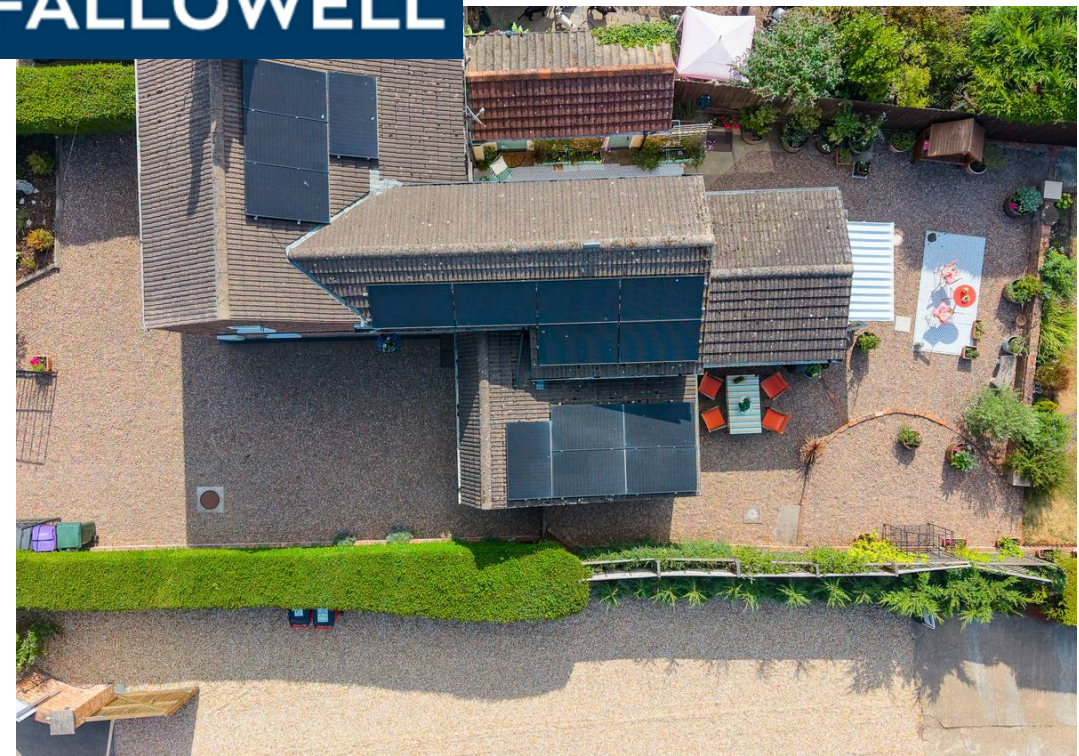
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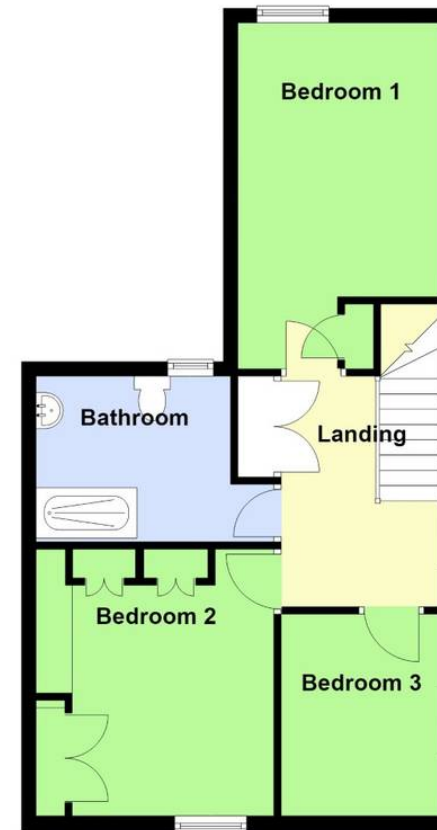
Ground Floor

Approx. 80.9 sq. metres (870.7 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



Total area: approx. 128.8 sq. metres (1386.1 sq. feet)

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