



CHOICE PROPERTIES

Estate Agents

Sapphire Sandy Lane,
Spilsby, PE23 5PS

Reduced To £375,000



It is a pleasure for Choice Properties to bring to the market this desirable and expansive three bedroom detached family home, situated in the most sought after location and designed to a high specification throughout. This stunning home further benefits from spacious kitchen/diner with separate utility room and sits proudly upon a generously sized plot. Early viewing is highly advised!

Benefitting from an air source heat pump and underfloor heating throughout, this impressive property offers generously proportioned rooms throughout with a desirable layout, the abundantly light and immaculately presented accommodation comprises:-

Hallway

16'11" x 7'5"

Featured glass balustrade staircase to the first floor, wall mounted thermostat controls, inset spot lights to the ceiling.

Reception Room

16'5" x 15'10"

Spacious reception room with inset spot lights to the ceiling, uPVC double glazed window, TV Aerial point.

Kitchen/Dining room

15'7" x 11'6"

Fitted with a range of stylish wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, integral double cooker, central island with four ring induction hob, uPVC double glazed dual aspect windows, integral fridge/freezer and microwave, inset spot lights to the ceiling.

Utility room

6'9" x 10'10"

Bedroom 1

8'1" x 15'10"

Double bedroom with uPVC double glazed window, inset spot lights to the ceiling, uPVC double glazed dual aspect windows.

Bedroom 2

14'2" x 11'6"

Double bedroom with uPVC double glazed window, inset spot lights to the ceiling, uPVC double glazed dual aspect windows.

Bedroom 3

10'3" x 15'7"

Double bedroom with uPVC double glazed window, inset spot lights to the ceiling.

Bathroom

8'6" x 11'7"

Fitted with a modern three piece suite comprising freestanding bath with mixer tap and shower attachment over, wash hand basin and w.c. set into featured vanity unit, tiled flooring, inset spot lights to the ceiling, uPVC double glazed window.

Shower Room

5'2" x 8'0"

Fitted with a three piece suite comprising large walk in shower with mains Waterfall shower over, wash hand basin and w.c. set into vanity unit, fully tiled walls and flooring, inset spot lights to the ceiling, uPVC double glazed window.

Garden

The front gardens are laid to lawn and feature established trees and hedging to the boundaries. To the rear of the property you will find a generously sized and privately enclosed garden with timber fencing to the boundaries. The garden is paved and gravelled for ease of maintenance and features a large timber storage shed with double opening doors. There is a paved patio seating area which is perfect for relaxing in the sun or outdoor entertainment with family and friends.

Driveway

Gravelled driveway providing off road parking for multiple vehicles including a caravan/motorhome.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D

Making an Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

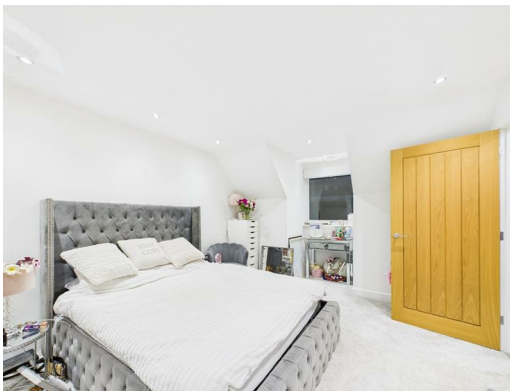
Viewing Arrangements

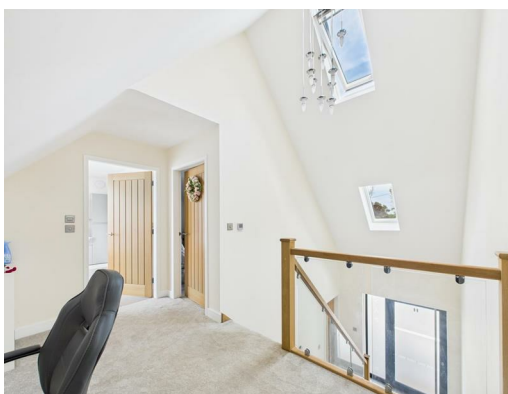
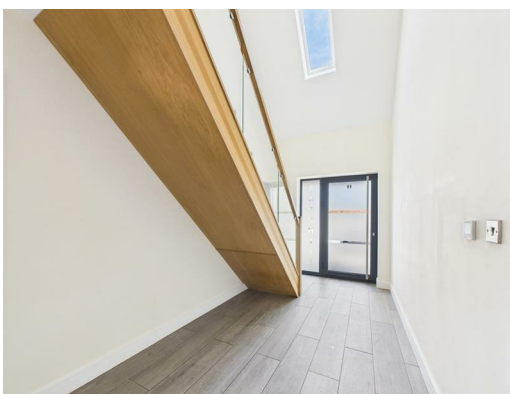
Viewing by appointment through Choice Properties on 01507 462277

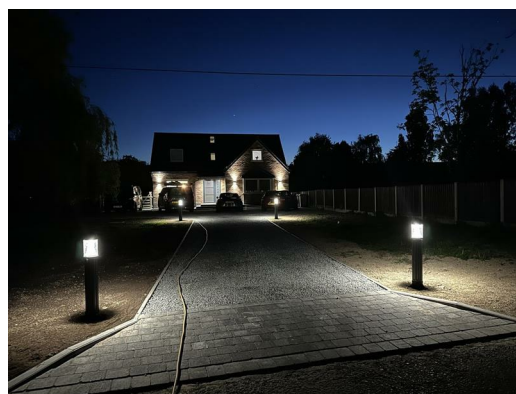
Opening hours

Mon-Fri 9am-5pm, Saturday 9am-3pm.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Floor 0



Floor 1

Approximate total area⁽¹⁾
1415 ft²

Reduced headroom
50 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Directions

Use post code PE23 5PS and it will take you directly to the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

