



NORFOLK LEA

SPILSBY, PE23 5RF

£335,000
FREEHOLD

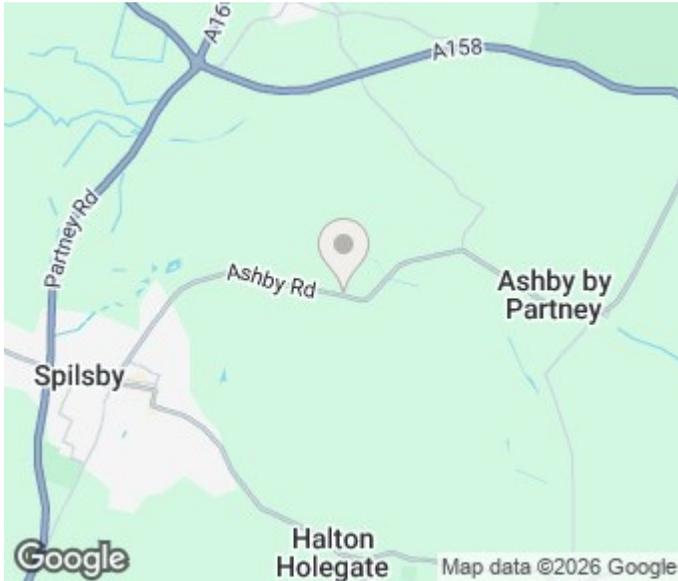
Norfolk Lea is a spacious, detached, three-bedroom family home situated in a south-facing rural position. Enjoying views across neighbouring arable farmland to the side and rear; the property has been enhanced by the current vendors with the addition of air source heating and solar panels (with battery storage).

The first floor is laid out with generous front facing living and dining rooms, plus a kitchen, long garden room, laundry room, cloakroom and pantry. The first provides three bedrooms, two comfortably doubles, and the family bathroom.

Externally, there are lawned gardens to the front and rear; brick paved and further driveway parking and a large brick outbuilding comprising workshop, store and potting shed. Further sheds provide storage the rear garden - a child and pet friendly, secure space with gates from the front.

Ashby by Partney is situated within two miles of Spilsby, an established market town with a good range of shops and services including primary and secondary schooling.

BELL



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

EPC Rating: E Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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