



42 Main Road

Hundleby, Spilsby

Deceptively spacious and extended, this impressive end-terrace home offers over 1,300 square feet of beautifully presented accommodation in a popular village on the outskirts of Spilsby. The generous layout comprises an entrance hall, comfortable lounge, separate sitting room and a superb dining kitchen with bi-fold doors opening onto the side courtyard, together with a rear entrance lobby and cloakroom.

Upstairs are three well-proportioned bedrooms and an exceptional family bathroom, featuring a luxurious freestanding bath, a large walk-in shower and an abundance of space, creating a real spa-like retreat.

Outside, the property enjoys an enclosed side courtyard, while a shared driveway provides access to off-road parking and a garage. Beyond, the private enclosed lawned garden backs onto open fields, providing delightful countryside views and a wonderful setting to relax and entertain.

Further benefits include gas central heating and double glazing.

Council Tax band: A

Tenure: Freehold

 **NEWTON FALLOWELL**





ACCOMMODATION

Part glazed front entrance door with arched fanlight above through to the:

ENTRANCE HALL

Having window overlooking the sitting room, radiator, wood effect flooring, understairs storage cupboard and staircase rising to first floor.

LOUNGE

14' 5" x 13' 10" (4.39m x 4.22m)

Having window to front elevation, radiator, picture rail and brick-built fireplace.

SITTING ROOM

19' 4" x 11' 7" (5.90m x 3.53m)

Having window to rear elevation, radiator and wood effect flooring. Opening to the:





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DINING KITCHEN

18' 4" x 11' 0" (5.60m x 3.35m)

Having window & bi-fold doors to side elevation, radiator and wood effect flooring. The kitchen area has inset ceiling spotlights and is fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers & space for slimline dishwasher under, cupboards over. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & extractor over. Further work surface return with cupboards under.

REAR LOBBY

Having glazed door to side elevation, wood flooring and space for american style fridge/freezer.

CLOAKROOM

Having window to rear elevation, WC, space & plumbing for automatic washing machine & tumble dryer.



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FIRST FLOOR LANDING

BEDROOM ONE

14' 6" x 12' 0" (4.41m x 3.67m)

Having window to front elevation, radiator and feature fireplace.

BEDROOM TWO

10' 0" x 8' 5" (3.04m x 2.56m)

Having window to rear elevation and radiator.

BEDROOM THREE

10' 6" x 7' 7" (3.21m x 2.30m)

Having window to front elevation and radiator.

BATHROOM

11' 8" x 9' 6" (3.56m x 2.90m)

Having two windows to rear elevation, radiator, tiled floor, extractor and built-in cupboard. Fitted with a suite comprising: freestanding bath with mixer tap, large shower area with tiled splashback, overhead rainfall shower & hand held shower fittings, close coupled WC and vanity hand basin with drawers under.





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EXTERIOR

To the front of the property there is a slate chipped garden with a paved footpath leading to the front entrance door.

To the side of the property there is a courtyard area which has artificial grass with gated access to the gravelled parking area. A shared driveway to the side leads to a gravelled area providing off-road parking for two cars leading to the:

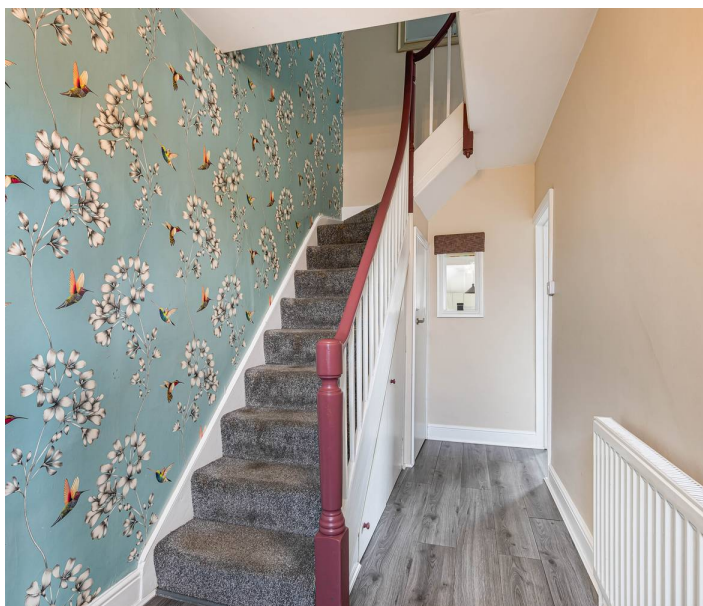
GARAGE

16' 8" x 8' 1" (5.07m x 2.47m)

Having double entrance doors. Behind the garage there is gated access to an enclosed lawned garden with a paved seating areas.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler with Hive system serving radiators and the property is double glazed. The current council tax is band A.



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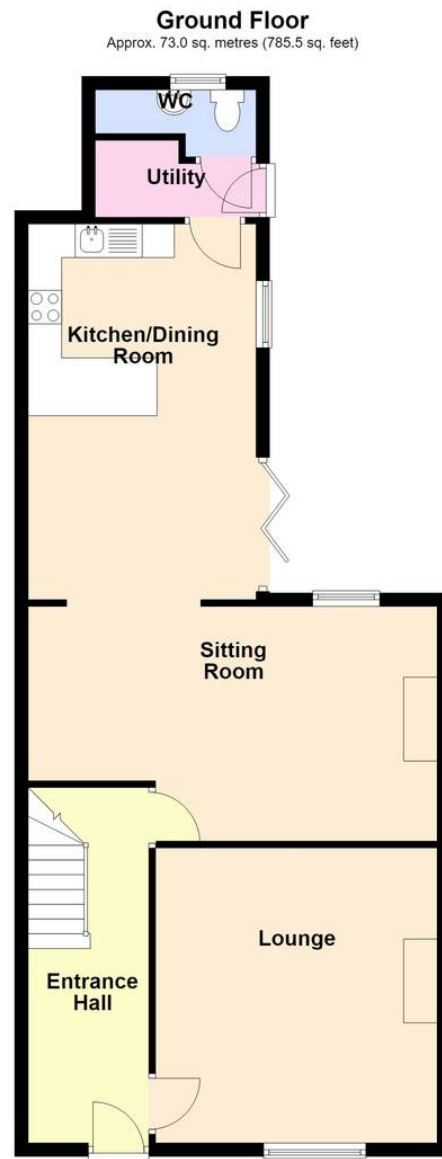
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Total area: approx. 121.8 sq. metres (1310.8 sq. feet)

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