



**Norfolk Lea**  
Ashby by Partney, Spilsby, Lincolnshire. PE23 5RF

**BELL**



## Norfolk Lea Ashby by Partney, Spilsby

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.



### ACCOMMODATION

**Entrance Porch** with wood side entrance door, wood windows to front and side aspects; tiled floor and ceiling light. Wood obscure glazed door, with window alongside, to:



**Hallway** with carpeted floor, carpeted staircase to first floor, radiator, ceiling lights and power points. Wood glazed doors to kitchen, dining room and:

**Living Room** having uPVC double glazed window with internal secondary glazing to front aspect; log burning stove to tiled surround, carpeted floor, radiator, wall and ceiling lights, TV point and power points.

**Dining Room** with uPVC double glazed window to front, window to side aspect; carpeted floor, radiator, ceiling light and power points.

**Kitchen** having uPVC double glazed window to side aspect; storage units to base and wall levels, Butlers sink to wood worktop with drainer furrows, Range cooker, Hotpoint oven, Neff hob. Tiled flooring and ceiling light. Tiled floor, wood door to pantry, wood folding doors to:

**Garden Room** having double glazed windows to front, side and rear aspects; uPVC double glazed door to rear, tiled floor, radiator, ceiling lights and power points. Open doorway to:

**Laundry Room** having uPVC double glazed window to rear aspect; space and connections for washing machine, tiled floor, ceiling light and power points. Wood door to:

**Cloakroom** having uPVC double glazed obscure window to rear aspect; low level WC, pedestal wash hand basin, tiled floor, radiator and ceiling light.

### First Floor

**Landing** with carpeted floor, loft access hatch, ceiling light and power point. doors to bedrooms and bathroom:

**Bedroom 1** having uPVC double glazed window to front aspect; bank of built in wardrobes, carpeted floor, radiator, ceiling light and power points.

**Bathroom** having uPVC double glazed obscure windows to side aspect; bath with monsoon and regular shower heads over, wash hand basin to oak storage unit and low level WC. Mosaic tile style flooring, tiles to walls, heated towel rail and ceiling light.





**Bedroom 3** having uPVC double glazed window to side aspect; cupboard with louvre doors housing the hot water cylinder, carpeted floor, radiator, ceiling light and power points.

**Bedroom 2** having uPVC double glazed windows to front and side aspects; bank of wardrobes to one side, carpeted floor, radiator, ceiling light and power points. Corner wash hand basin to roll edge counter top with storage beneath.

## OUTSIDE

The property is approached to the front through five bar vehicle gate to the front brick paved driveway space, standing alongside a lawned area and with a range of mature flowers and shrubs.

Vehicle gates to the side access and long hard standing driveway, leading to the brick Outbuilding, comprising a large workshop, rear store and potting shed, with light and power connected throughout, windows to the sides and rear and double door to the front. There is an EV charging point to the rear the house.

The rear garden begins with a patio seating space, bordered by brick edged, slate chipped beds and continues with a long lawn with further mature shrubs. To the corner is a raised timber decked seating space, while the garden provides three sheds of differing sizes and construction. The rear looks out across the rolling hills, typical of central Lincolnshire, set to a patchwork of arable fields and the village of Partney with grey stone Church prominent.

**East Lindsey District Council – Tax band: D**

**ENERGY PERFORMANCE RATING: tbc**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

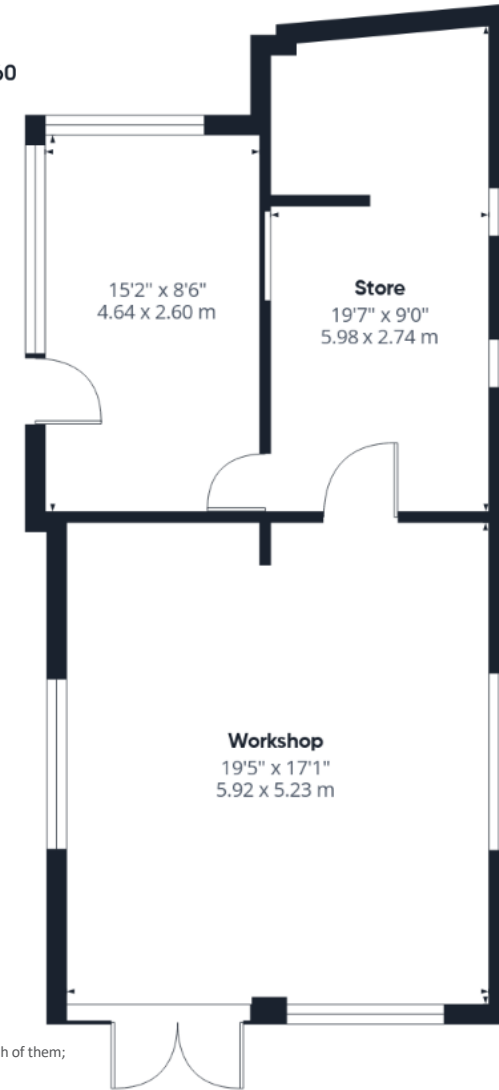
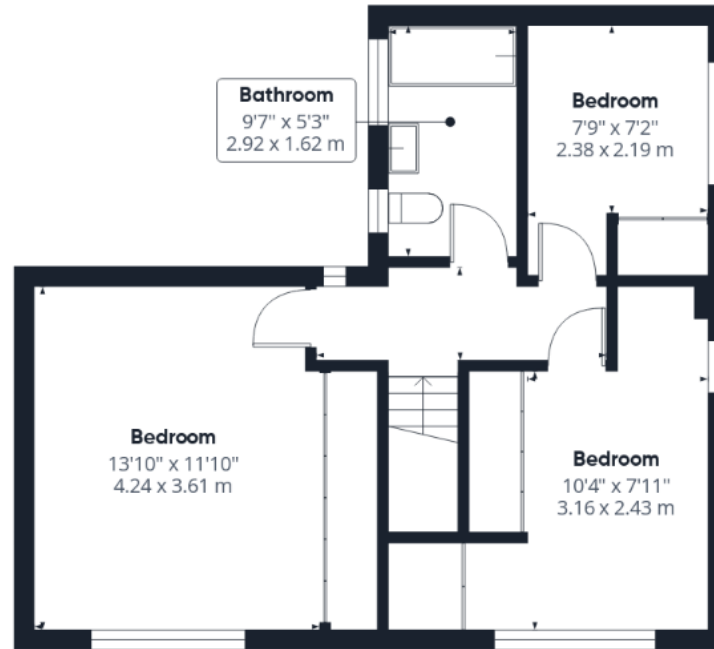
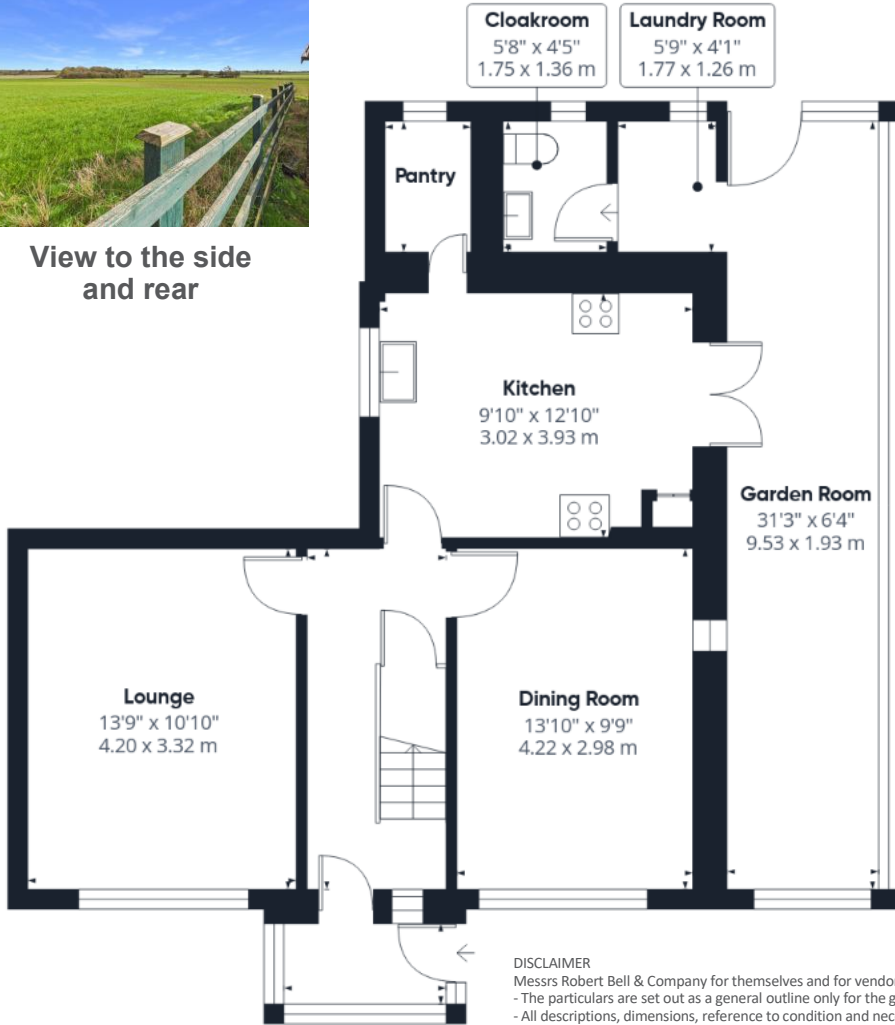
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View to the side and rear



(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>

1913 ft<sup>2</sup>

177.4 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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