

81, Ashby Road, Spilsby

£359,995

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Willsons

SINCE 1842

# 81, Ashby Road, Spilsby, Lincolnshire, PE23 5DW

## "AGENT'S COMMENTS"

*This substantial, recently renovated detached house, elegantly positioned on an elevated plot, offers well proportioned living accommodation and a turn-key ready finish to include a fully fitted kitchen with new integrated appliances and separate walk-in pantry, family bathroom with both bath and walk-in shower with additional ground floor WC, two reception room with solid fuel stove or open fire, wide conservatory with views over the west facing rear garden and sizeable double garage and driveway. The property benefits from uPVC double glazing and oil-fired central heating, is situated at the foot of the Lincolnshire Wolds in the Market Town of Spilsby, within walking distance of school and amenities and is brought to to the market with no onward chain.*

## LOCATION

*Spilsby is a historic market town situated in the Lincolnshire Wolds approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. The town centre includes a range of small supermarkets, traditional newsagents, baker, butchers, jewellers and clothing stores, together with public houses, cafes and convenience food takeaways. Conveniently situated on the Skegness to Lincoln and Mablethorpe to Boston Bus routes, the town holds a weekly traditional street market and offers a number of clubs for all ages.*










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**Front of Property**
With wide driveway leading to the double garage and onward to an area of parking, with raised borders, lawned gardens and a sequence of concrete paving slab steps leading towards the property with corresponding pathways running to the front and side and leading to the composite front door which is accessed via a recessed porch with external lighting and decking. There is a further higher level area of garden set to lawns also running to the left of the property providing wide access to the rear garden.

**Entrance Hallway**
7'2" x 5'10" (2.2m x 1.8m)
Accessed via a composite front door with central obscure glazed panel to three sides into the central hallway with upright radiator and white oak design wood laminate flooring which continues throughout the majority of the ground floor rooms.

**Living Room**
18'8" into bay x 12'5" (5.7m into bay x 3.8m)
With feature bay window with aspects over the front garden, central brick and stone fireplace with solid fuel stove, brick alcoves to either side and feature solid wood mantle, two radiators, laminate flooring, windows to the front and side of the property and French doors to the conservatory.

**Kitchen**
16'0" max x 8'6" (4.9m max x 2.6m)
With all new appliances, this newly fitted kitchen offers a modern range of wall and base units, integrated oven with ceramic hob with feature splashback and illuminated extractor over, 60/40 integrated fridge freezer, integrated dishwasher and washing machine, deep pan drawers, matte black sink with 1.5 bowls and swan neck mixer tap, worktops with corresponding upstands, under worktop lighting, downlighting, laminate flooring and window to the conservatory.

**Pantry Storage**
8'10" max x 3'11" (2.7m max x 1.2m)
Sizeable walk-in pantry cupboard adjacent to the kitchen with built-in shelving, high level fuse box and electric meter, vinyl flooring and window to the conservatory.

**Snug**
13'1" x 12'5" (4.0m x 3.8m)
With central chimney breast wall, tiled hearth with brick surround and mantle, carpeted flooring, radiator, windows to the front and side of the property.

**Conservatory**
27'2" max x 11'5" (8.3m max x 3.5m)
'L'-shaped conservatory spanning the width of the property of brick wall and uPVC construction with solid uPVC roof and feature pendant lighting, wall lighting, three radiators, laminate flooring, French doors to the garden and additional pedestrian door to the patio.

**Ground Floor WC**
3'7" max x 4'7" max (1.1m max x 1.4m max)
With WC, corner wash basin vanity unit with tiled splashback, heated towel radiator, extractor fan, down lighting, tiled flooring and high level window with obscure glazing.

**Gallery Landing**
16'4" x 5'10" (5.0m x 1.8m)
Dual aspect gallery landing with radiator, loft access with integrated ladder, windows to the front and rear of the property and carpeted flooring.

**Bedroom One**
12'5" max x 12'9" (3.8m max x 3.9m)
Dual aspect room with radiator, carpeted flooring, window to the side with views over the Lincolnshire Wolds and to the front of the property overlooking the driveway and garden.

**Bedroom Two**
12'5" x 10'5" (3.8m x 3.2m)
Dual aspect room with windows to the side and front of the property, radiator and carpeted flooring.

**Family Bathroom**
12'1" max x 5'6" (3.7m max x 1.7m)
With wide walk-in shower with low-level shower tray, glazed shower panel and rainfall shower with extractor over, wash basin WC combination vanity unit with additional storage, heated towel radiator, stylish curved edge bath with mixer tap and hand cassette, Victorian pattern vinyl flooring, loft access, full height airing cupboard housing immersion tank with shelving above and window with obscure glazing.

**Bedroom Three**
13'1" x 8'6" (4.0m x 2.6m)
Dual aspect room with full height fitted storage, radiator, carpeted flooring, dual opening window to the side with far reaching views over the Lincolnshire Wolds and further high level window to the rear.

**West Facing Garden**
West facing rear garden set to lawns with concrete slab patio, heating oil storage tank on paving slab base and and boundaries of fencing. There is a wide area of lawn to the left of the property, pedestrian access to the right via concrete paving slab pathway and a lean-to boiler cupboard of wooden construction housing Warm Flow external oil central heating boiler and external wall tap.

**Double Garage**
16'4" x 16'8" (5.0m x 5.1m)
Detached garage with wide up-and-over garage door, power and lighting, window to the side with obscure glazing and concrete floor.

**Tenure & Possession**
The property is Freehold with vacant possession upon completion.

**Services**
We understand that mains electricity, water and drainage are connected to the property. Heating is via an oil-fired central heating system.

**Local Authority**
Council Tax Band 'D' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

**Energy Performance Certificate**
The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 7236-8824-2400-0712-5222

**Viewing - Alford**
Viewing is strictly by appointment with the Alford office at the address shown below.

**Directions**
From the A16 Louth to Boston road, on reaching Spilsby, turn onto the B1195 towards Spilsby town centre. Turn left into Ashby Road where the property can be found on the left after 500m.
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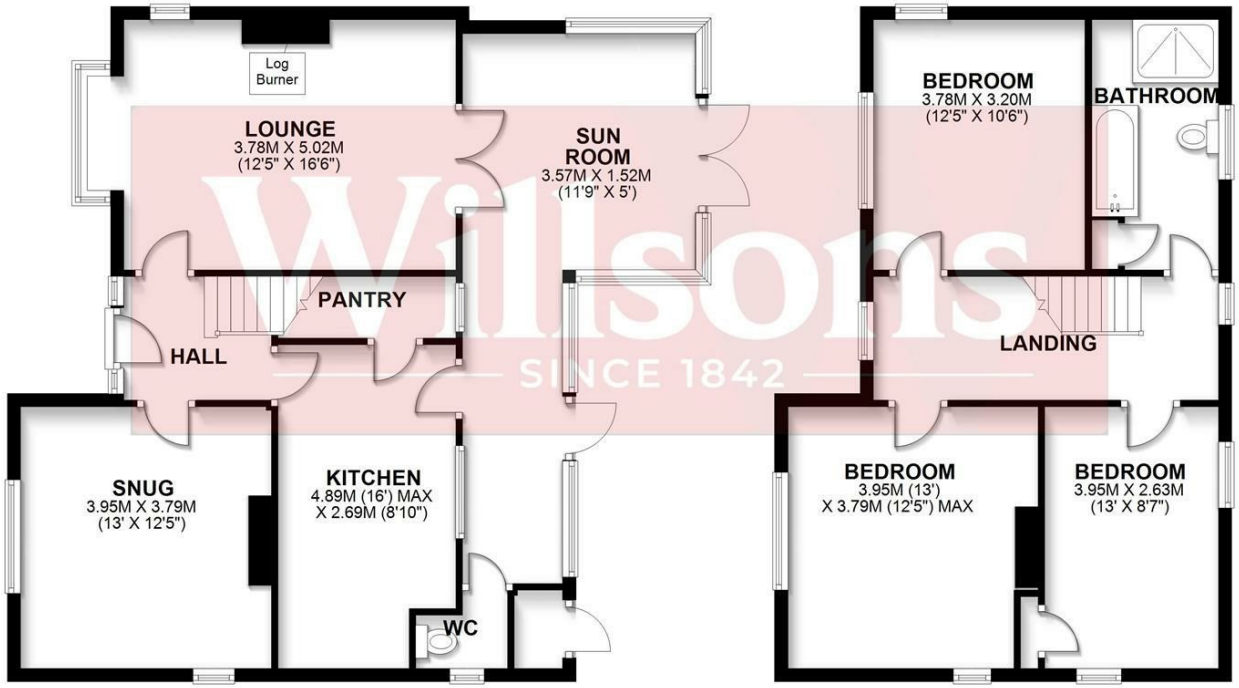








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**GROUND FLOOR**

TOTAL AREA: APPROX. 134.8 SQ. METRES (1451.1 SQ. FEET)







**FLOORPLAN** **Not to scale – For identification purposes only**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.