

KILN & LODGE

ESTATE AGENTS : REDEFINED



26 Ashby Meadows

Spilsby, PE23 5DN

Asking price £155,000



Nestled in a quiet area of Ashby Meadows, Spilsby, this delightful two-bedroom semi-detached house presents an excellent opportunity for first-time buyers. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. The two bedrooms offer comfortable living spaces, ideal for a small family or those looking to downsize.

The house features a modern bathroom, ensuring convenience and comfort for its residents. With allocated parking, you will never have to worry about finding a space after a long day.

Situated in a friendly neighbourhood, this property is conveniently located near local schools, making it an ideal choice for families with children. The surrounding area of Spilsby is known for its community spirit and accessibility to local amenities, providing a perfect blend of tranquillity and convenience.

This semi-detached house is not just a home; it is a wonderful opportunity to establish roots in a welcoming community. Whether you are looking to take your first step onto the property ladder or seeking a peaceful retreat, this charming residence in Spilsby is sure to meet your needs. Do not miss the chance to make this lovely house your new home.



Entrance 3'7" x 5'10" (1.11 x 1.8)

WC

Living Room 15'3" x 10'3" (4.67 x 3.14)
Double glazed window to front, stairs to first floor. Door to

Kitchen/Diner 13'8" x 9'0" (4.18 x 2.76)
Range of fitted cupboards with an integrated electric oven and gas hob. Space and plumbing for washing machine and fridge freezer. Double glazed window and door to rear.

First Floor

Landing
Stairs to ground floor, access to loft.

Bedroom One 13'8" x 9'8" (4.18 x 2.95)
A good sized double bedroom with a double glazed window to rear.

Bedroom Two 3.45 x 2.60 (0.91m.13.72m x 0.61m.18.29m)
Double glazed window to front, fitted cupboards.

Bathroom 2.01 x 1.89 (0.61m.0.30m x 0.30m.27.13m)
A shower cubicle with a close coupled WC and wash hand basin.

Exterior

Front Garden

Rear Garden
A size garden with a patio area, remainder laid to lawn.

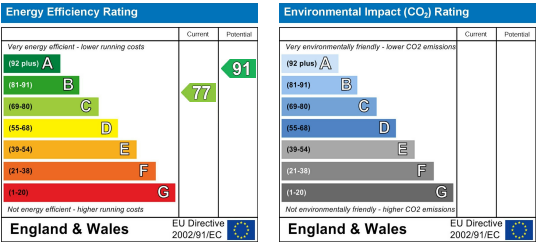
Area Map



Floor Plans



Energy Efficiency Graph



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