CHOICE PROPERTIES

Estate Agents

9 The Gables, Spilsby, PE23 5RD

Asking Price £280,000



Choice Properties are delighted to offer for sale this modern and well-presented two/three-bedroom semi-detached bungalow, situated within an attractive private gated development in the sought-after village of Hundleby. Ideally positioned with convenient access to Spilsby and its range of local amenities, including shops, public transport links and parks, the property offers versatile accommodation arranged over two floors. The accommodation briefly comprises an entrance hall, impressive open-plan kitchen/dining/lounge, two ground-floor bedrooms and a modern shower room. To the first floor is a further versatile room, offering the flexibility to be used as an additional bedroom, home office or reception room. Externally, the property benefits from gardens, with the rear enjoying pleasant open views across neighbouring fields, together with a driveway providing off-road parking. An appealing home offering flexible living accommodation in a private and desirable setting.

Modern bungalow with accommodation comprising :

Entrance Hall
Built in storage cupboard, radiator.

Kitchen / Dining / Lounge
23'10 x 14'2
Two double glazed windows to rear, double glazed French doors to rear opening to garden, range of eye level and base units, inset sink with mixer tap and drainer, built in oven, hob and extractor fan, built in dishwasher, built in fridge, space for appliance, part tiled walls, radiator., stairs to first floor.

Bedroom One
12'4 x 9'7
Double glazed window to front, radiator.

Bedroom Two
9'7 x 9'3
Double glazed window to front, radiator.

Shower Room
White suite comprising low level W.C, pedestal wash hand basin, tiled shower cubicle, part tiled walls, tiled floor, heated towel rail.

First Floor Bedroom / Reception Room
19'6 x 12'3
Four Velux style windows to rear, two Velux style windows to front, two radiators, access to walk in storage room.

Garden
Far reaching views, lawned area, patio area, shed, flowers, trees and shrubs, side access.

Driveway
Providing off road parking space.

Tenure
Freehold

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

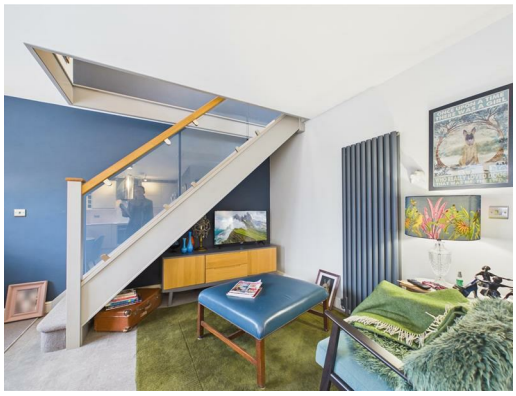
Viewing Arrangements

Contact Choice Properties on 01507 462277

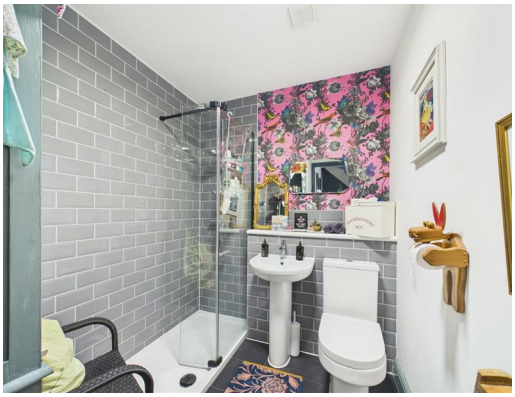
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



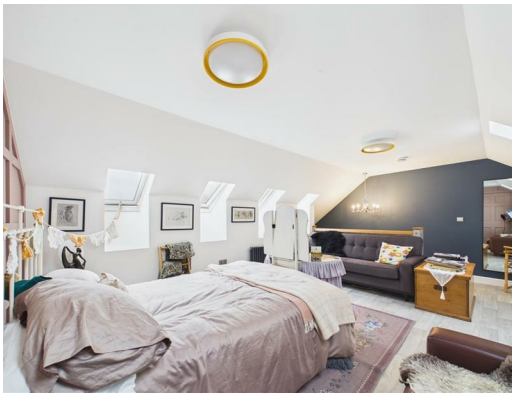






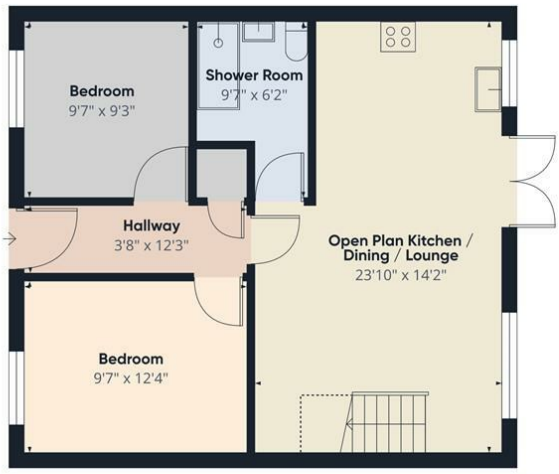













Floor 0





Floor 1

Approximate total area(1)

840 ft²

Reduced headroom

19 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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Directions

Please use postcode of PE23 5RD to locate the property.

