CHOICE PROPERTIES

Estate Agents

26B Ashby Meadows, Spilsby, PE23 5DN

Asking Price £169,950



Choice Properties are delighted to offer for sale this modern recently refurbished and immaculately presented two bedroom end-of-terrace home, occupying a pleasant position at the end of a quiet cul-de-sac and enjoying stunning far-reaching views to the rear. The property offers stylish, well-maintained accommodation throughout, briefly comprising an entrance hall, cloakroom/W.C., spacious lounge and a modern kitchen/dining room. To the first floor, a landing provides access to two good-sized bedrooms and a contemporary family bathroom. Externally, the property benefits from gardens to both the front and rear, with the added advantage of two allocated parking spaces. An ideal home for first-time buyers, downsizers or investors alike. An internal viewing is highly recommended to fully appreciate the presentation, position and views on offer.

Stylish property with accommodation comprising :

Entrance Hall
Radiator.

Cloakroom / W.C
White suite comprising low level W.C, vanity wash hand basin with mixer tap and storage below, radiator.

Lounge
15'1 x 10'1
Double glazed window to front, double glazed feature window to side, stairs to first floor landing, understairs storage cupboard, radiator.

Kitchen / Dining Room
13'6 x 8'11
Double glazed French doors to rear opening to rear garden, double glazed window to rear, range of eye level and base units, one and half bowl stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, built in fridge/freezer, space for appliances, breakfast bar, part tiled walls, tiled floor, radiator.

Landing
Giving access to :

Bedroom One
13'8 x 9'2
Double glazed window to rear, far reaching views, radiator.

Bedroom Two
11'2 x 8'4
Double glazed window to front, built in twin wardrobes, radiator.

Bathroom
Obscure double glazed window to side, white suite comprising low level W.C, pedestal wash hand basin, panelled bath, shower fitted above bath, glazed shower screen door, built in storage cupboard, part tiled walls, tiled floor, radiator.

Garden
Mainly laid to lawn, patio area, decked area, shed, flowers, trees and shrubs, fenced surround.

Allocated Parking
Two allocated parking spaces. Possible to park 4 cars without blocking any other residence.

Tenure
Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
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

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.
























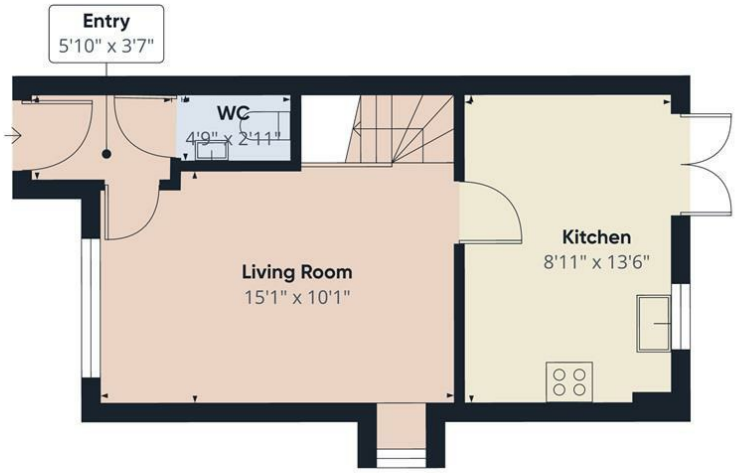

Floor 0



Floor 1



Approximate total area(1)

628 ft²

(1) Excluding balconies and terraces

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 5DN to locate the property.

