



# CHOICE PROPERTIES

*Estate Agents*

The Foxes, 2 Carpe Diem Nook, Spilsby,  
PE23 5JB

Reduced To £425,000



Choice Properties are delighted to offer for sale this most capacious bungalow built to the vendors specific requirements in 1987. Offering spacious rooms and featuring 3 bedrooms and 3 reception rooms this super property could easily be re-configured to incorporate an extra room/annexe into the integral garage if required. This incredible property also includes a building plot which could be used as additional garden space together with a substantial 44' Garage/Workshop which has been used to house a vintage car collection in the past and offers plenty of space for motor enthusiasts or for various other uses. Nestled into a quiet location in the centre of Spilsby, situated on the edge of The Lincolnshire Wolds AONB, this lovely bungalow is ideally placed for the local shops, schools, Dr's surgery and all other amenities. With No Upper Chain we invite you to view at your earliest convenience to fully appreciate the spacious accommodation.

With the benefit of Gas Central Heating, Sealed Unit Double Glazing and sophisticated speaker system the well laid out internal accommodation consists of:-

### **Hallway**

5'00" x 5'06" extending to 24'02" x 6'02"

Front door leading into the grand 'L' shaped hallway with a built in storage cupboard housing the built in speaker system controls, and doors to:

### **Sitting Room**

12'10" x 16'11"

Light and airy sitting room benefiting from double aspect windows including an angled bay window to front aspect and fitted with fireplace set in a marble effect surround with wooden mantle, TV aerial and telephone point.

### **Kitchen/Dining Room**

16'06" x 13'01"

Fitted with a range of wall and base units with worktop over, one bowl sink with drainer and mixer tap, hob with four gas rings and two hot plates with extractor hood over, integrated oven, integrated microwave, ample space for a dining table and tiled flooring. Doors to the Utility Room and Pantry.

### **Pantry**

5'02" x 5'04"

With shelving, tiled flooring and tiling to the walls.

### **Utility Room**

9'04" x 5'04"

Fitted with a range of wall and base units with worktop over, large ceramic butler sink with single hot and cold taps, space and plumbing for a washing machine, tiled flooring, partly tiled walls and the utility room also houses the floor standing 'Ideal Mexico' boiler.

### **Reception Area**

10'00" x 9'11"

### **WC**

3'08" x 5'04"

Fitted with a WC with cistern lever, hand wash basin with single hot and cold taps, tiled flooring and a tiled splashback.

### **Living Room**

18'10" x 18'10"

Expansive living room, benefiting from a TV aerial and double opening 'French' doors to the conservatory.

### **Conservatory**

13'08" x 14'02"

Benefiting from triple aspect windows, a glass apex roof, tiled flooring, a radiator and double opening 'French' doors out to the frontage.

### **Bedroom 1**

11'06" x 11'07"

Spacious double bedroom with an opening through to:

### **Dressing Area**

5'08" x 5'07"

With wall lighting, the alarm system controls and a door to:

### **En-suite Shower Room**

5'08" x 7'10"

Fitted with a four piece suite comprising a shower cubicle with mermaid boarded walls and mains fed shower head over, hand wash basin with single hot and cold taps; built into vanity, WC with cistern lever and bidet.

### **Bedroom 2**

9'04" x 11'10"

Double bedroom with a TV aerial and hand wash basin with single hot and cold taps; built into vanity.

### **Bedroom 3**

9'00" x 12'01"

Double bedroom with a built in double wardrobe and telephone point.

## **Bathroom**

8'09" x 12'01"

Spacious family bathroom fitted with a four piece suite comprising a freestanding double ended bath tub with mixer tap and shower attachment, shower cubicle with mains fed shower head over, hand wash basin with single hot and cold taps and WC with pull chain, extractor fan and a built in double airing cupboard housing the hot water cylinder.

## **Driveway**

## **Garage**

9'11" x 20'10"

With double opening front timber doors, power and lighting, rear window, and telephone point.

## **Garage/Workshop**

44'05" x 21'10"

The large garage was fully renovated and insulated in 2005 and benefits from an electric roller door, side pedestrian door, power and lighting and providing parking for at least 10 cars.

## **Garden**

Double Wrought Iron gates give access to the large gravelled driveway providing ample space for cars, motor home, boat, etc The lawned garden extends to the side of the property and to the rear. Additional garden space can be provided by using the building plot if required.

## **Planning Permission**

The property has a building plot with planning permission obtained from ELDC for a 2 bedroom detached bungalow.

## **Tenure**

Freehold

## **Viewing arrangements**

By appointment through Choice Properties on 01507 462277.

## **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **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.

## **Council Tax Band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

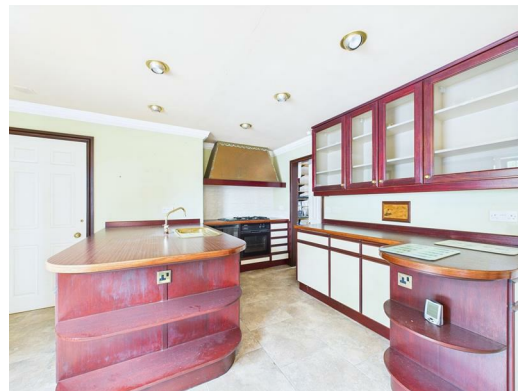
LN9 6PH

Tel. No. 01507 601 111

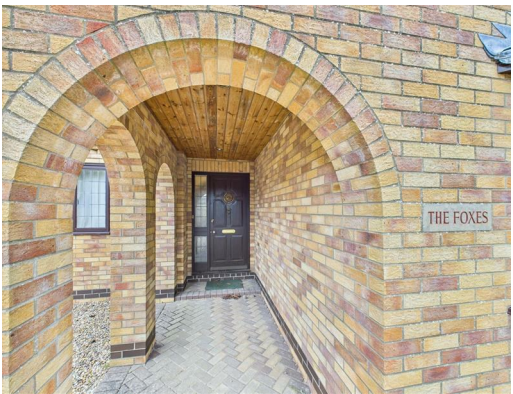
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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

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.





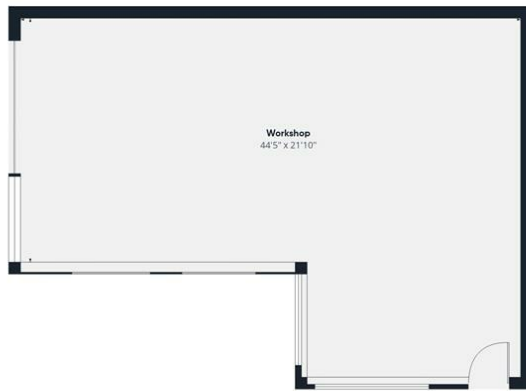








Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
3358 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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# Directions

Please use the postcode PE23 5JB for directions to the property, you will enter a gravel driveway and The Foxes is at the bottom of this drive.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

