



£220,000

39 Ashby Meadows, Spilsby, Lincolnshire, PE23 5DN

NEWTONFALLOWELL 

Ashby Meadows,
Spilsby, Lincolnshire, PE23 5DN
£220,000 Freehold

NEWTONFALLOWELL 

A three bedroom detached house on the ever popular Ashby Meadows development! One of the most sought after roads in the market town of Spilsby, properties are often very well received when they become available and with only a handful of three bedroom detached houses having been built, they don't come along very often!

The house itself is well equipped for family living and has accommodation briefly comprising of an open plan style lounge and dining space with conservatory off and a kitchen leading through to a utility room and cloakroom. Upstairs there are two very generous double bedrooms and a third, single room along with the family bathroom.

Externally there is a tarmac drive providing off road parking and leading to a single garage along with a front garden which is lawned with borders. To the rear the property has a fully enclosed rear garden which is mostly laid to lawn with mature borders, decked patio area and garden shed.

The property is located on the outskirts of the market town of Spilsby and is only a short walk from local shops, pubs and restaurants along with a number of local schools. Larger towns such as Skegness and Boston are roughly 12 miles and 15 miles away respectively. To the north and west lie the Lincolnshire Wolds, much of which are designated areas of outstanding natural beauty.

Call now to arrange your viewing on 01790 755222!



ACCOMMODATION

The accommodation in brief comprises:

ENTRANCE HALL

LOUNGE

14'0" x 12'11" (4.27m x 3.94m)

DINING ROOM

9'4" x 7'6" (2.84m x 2.29m)

CONSERVATORY

11'3" x 8'6" (3.43m x 2.59m)

KITCHEN

9'4" x 8'0" (2.84m x 2.44m)

UTILITY ROOM

8'5" x 8'4" (2.57m x 2.54m)

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE

12'8" x 8'10" (3.86m x 2.69m)

BEDROOM TWO

10'11" x 9'7" (3.33m x 2.92m)

BEDROOM THREE

9'3" x 6'11" (2.82m x 2.11m)

BATHROOM

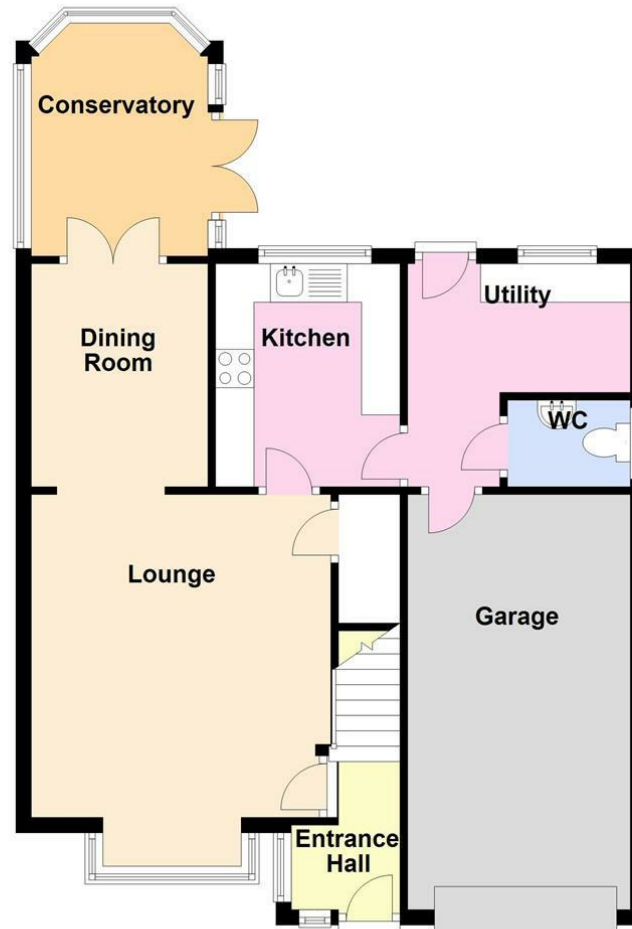
6'3" x 6'1" (1.91m x 1.85m)

GARAGE

17'11" x 8'6" (5.46m x 2.59m)

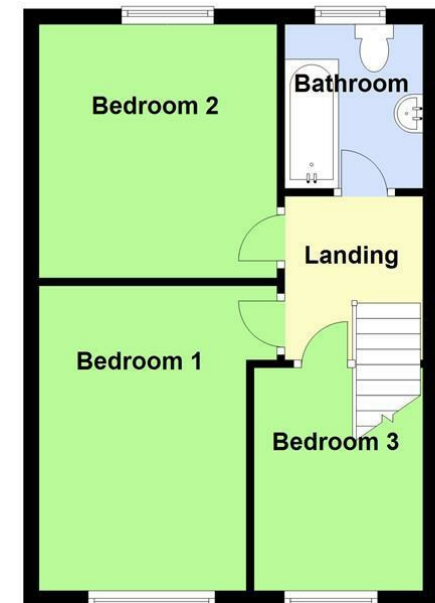
Ground Floor

Approx. 68.1 sq. metres (732.7 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



Total area: approx. 103.8 sq. metres (1117.1 sq. feet)



NEWTONFALLOWELL 





SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES


Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 71 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |



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