



£220,000

39 Ashby Meadows, Spilsby, Lincolnshire, PE23 5DN

NEWTON FALLOWELL



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

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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

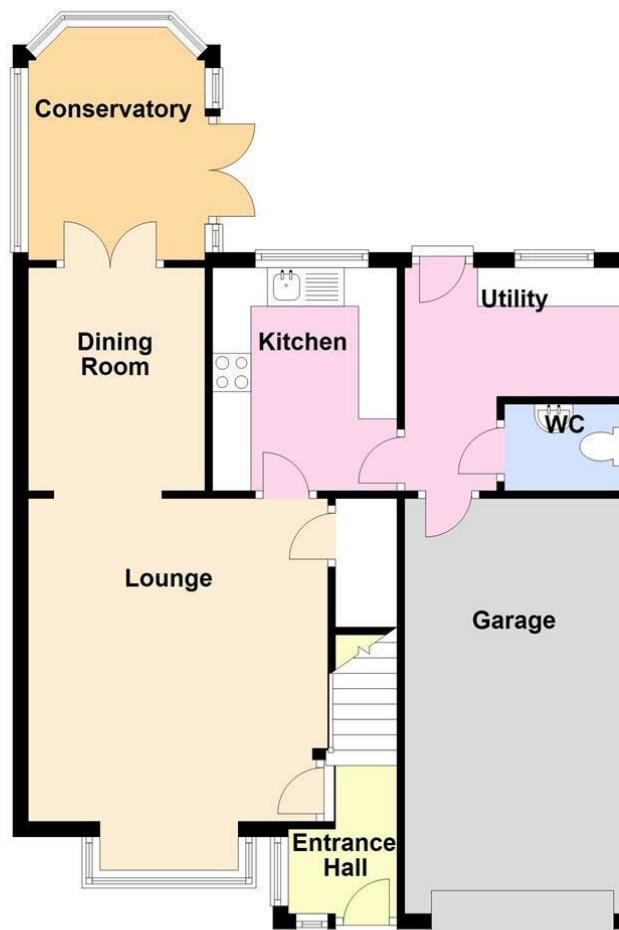
6'3" x 6'1" (1.91m x 1.85m)

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)



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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

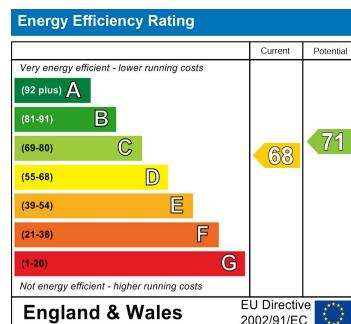
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For more information please call in the office or telephone 01205 353100.



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