



# CHOICE PROPERTIES

*Estate Agents*

Plot 3 Main Road,  
Skendleby, PE23 4QE

Reduced To £475,000



Occupying a sought after position in the idyllic country village of Skendleby, Choice Properties are delighted to bring to market this most impressive, exclusive new build home which enjoys rear views of some of Lincolnshire's most finest rolling countryside. Offering 4 Bedrooms (1 en suite), 2 Reception Rooms, Kitchen and Garden Room this superb property is currently being constructed to a high specification with quality internal fittings. For further information please call us now.

The small village of Skendleby is situated near the south eastern edge of the rolling Lincolnshire Wolds ( an are of outstanding natural beauty) and is only a short drive from the neighbouring historic market towns of Alford and Spilsby. With full central heating and UPVC Double Glazing the well laid out internal accommodation consists of:-

### **Entrance Door**

Leading to :

### **Hallway**

17'2" x 13'11" to widest dimensions

L-shaped. Stairs leading to first floor landing. Door leading to:

### **WC**

8'2" x 2'9"

### **Living Room**

19' x 10'2"

### **Garden Room**

13'6" x 9'10"

### **Dining Room**

13'11" x 12'11"

### **Kitchen**

13'8" x 12'6"

Door leading to Pantry.

### **Pantry**

### **Utility Room**

8'11" x 6'8"

### **Landing**

13'10" x 8'9"

### **Bedroom 1**

13'9" x 12'10" to widest dimensions

### **En-Suite**

8' x 5'9"

### **Bedroom 2**

12'10" x 11'8" to widest dimensions

### **Bedroom 3**

13'6" x 12'7" to widest dimension

### **Bedroom 4**

13'1" x 11'11" to widest dimensions

### **Bathroom**

9'4" x 8'5"

### **Garden**

### **Driveway**

### **Tenure**

Freehold

### **Council Tax Band**

To Be Confirmed

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

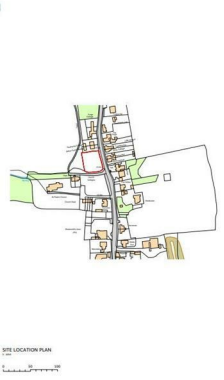
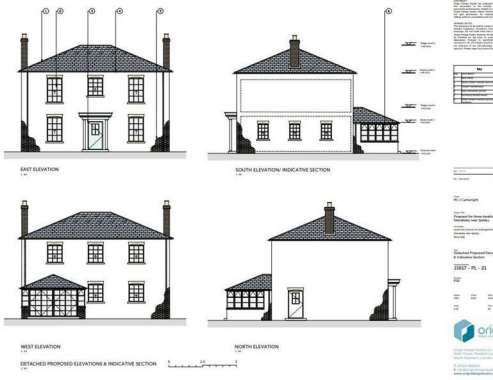
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.







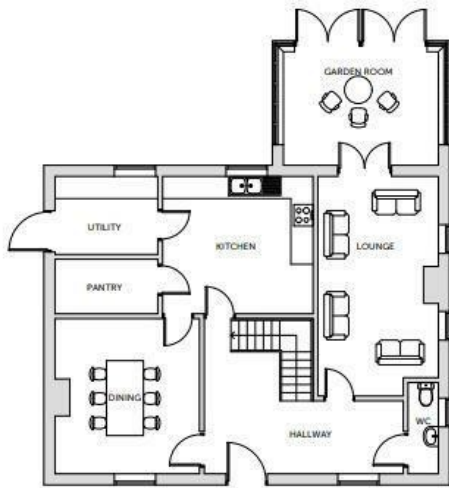




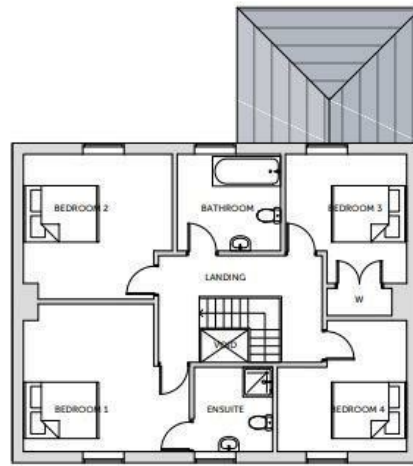
**Notes:**

1. All dimensions are in meters.
2. The site is bounded to the north by the public road.
3. The site is bounded to the south by the public road.
4. The site is bounded to the east by the public road.
5. The site is bounded to the west by the public road.



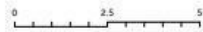


PROPOSED GROUND FLOOR PLAN  
1:50



PROPOSED FIRST FLOOR PLAN  
1:50

DETACHED PROPOSED FLOOR PLANS  
1:50



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**GENERAL NOTES**  
This drawing is to be read in conjunction with all relevant Engineering, Architects and specialist drawings. Do not scale from this or any other Origin Design Studio drawing. All dimensions to be checked on site prior to construction or installation. Changes to specifications are to be discussed in writing. All changes should be brought to the attention of the Client/Building Control for approval. Please report any errors immediately.

Rev:	01	Issued	2023
Rev:	02	Revised	2023

Client:  
**Mr J Cartwright**

Project Title:  
**Proposal for three dwellings in Skendley near Spilsby**

Location:  
Land near Church on Greenfield Road  
Skendley near Spilsby  
PE22 6JL

**Detached Proposed Floor Plans**

Drawing Number:  
**J1617 - PL - 20**

Revision:  
**P01**

Drawn	Check	Date
DBS	RBK/C	JUN 2023

Title	Plot
PLN	A1



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# Directions

Please use postcode PE23 4QE for full directions.

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

