



CHOICE PROPERTIES

Estate Agents

93 Boston Road,
Spilsby, PE23 5HH

Reduced To £290,000



It is a pleasure for Choice Properties to bring to the market this most spacious four bedroom detached bungalow located in the ever sought after historic market town of Spilsby only a short distance from the local amenities. Boasting a flexible layout with generously proportioned room sizes, this fantastic bungalow also benefits from open views to the rear and is further offered with no onward chain. Early viewing is advised.

The well laid out accommodation features, mains gas central heating, double glazed uPVC windows throughout, generously proportioned room sizes and comprises:

Entrance Porch

7'0" x 5'3"

Front door leading into the entrance porch; which features tiled flooring and doors leading to the garage and the hallway.

Hallway

Fitted with the wall mounted 'British Gas' thermostat, double airing cupboard with double opening doors (measuring 2'03" x 6'10") housing the hot water cylinder, loft access and doors leading to:

Kitchen

9'3" x 8'0"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring 'Hotpoint' gas hob with extractor hood over, single electric 'Hotpoint' oven, dishwasher, integrated fridge/freezer, part tiling to the walls and the kitchen also houses the wall mounted 'British Gas 330' condensing boiler.

Reception Room

18'11" x 14'4"

Light and airy reception room benefiting from a bow window to front aspect and featuring a gas fireplace set on a tiled hearth with a wooden mantle, a TV aerial and two wall lights.

Bedroom 1

11'4" x 10'3"

Double bedroom with with built in storage up and around the space for a bed, including overhead storage, bedside tables and a double wardrobe with a mirrored sliding door. The main bedroom also features a telephone point and views over the fields to the rear of the property.

Bedroom 2

11'11" x 11'3"

Double bedroom with a TV aerial and telephone point.

Bedroom 3

12'5" x 8'0"

Double bedroom with views over the fields to the rear of the property.

Bedroom 4/Dining Room

12'5" x 6'11"

Versatile room to be used as either a single bedroom or a dining room with space for a dining table, with a telephone point, view of the fields to the rear of the property and double opening 'French' doors onto the spacious patio of the garden.

Shower Room

8'8" x 7'4"

Fitted with a three piece suite comprising a large walk in shower cubicle with a mains fed shower over, pedestal hand wash basin with mixer tap and a WC with dual flush button, tiled flooring and tiling to the walls and a heated towel rail.

Driveway

Block paved driveway providing off road parking for numerous vehicles.

Garage

18'8" x 11'4"

'L' shaped garage with an up and over door, power and lighting, an outside tap and a rear uPVC door to the garden. The garage also houses the wall mounted consumer unit.

Garden

The property is fronted by a garden laid to lawn with established hedging to the boundaries. To the rear of the property you will find a privately enclosed garden laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a large paved patio area, useful metal shed, useful timber shed and greenhouse and features an array of well established trees and shrubbery around the rear garden as well as backing on to beautiful open fields.

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

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

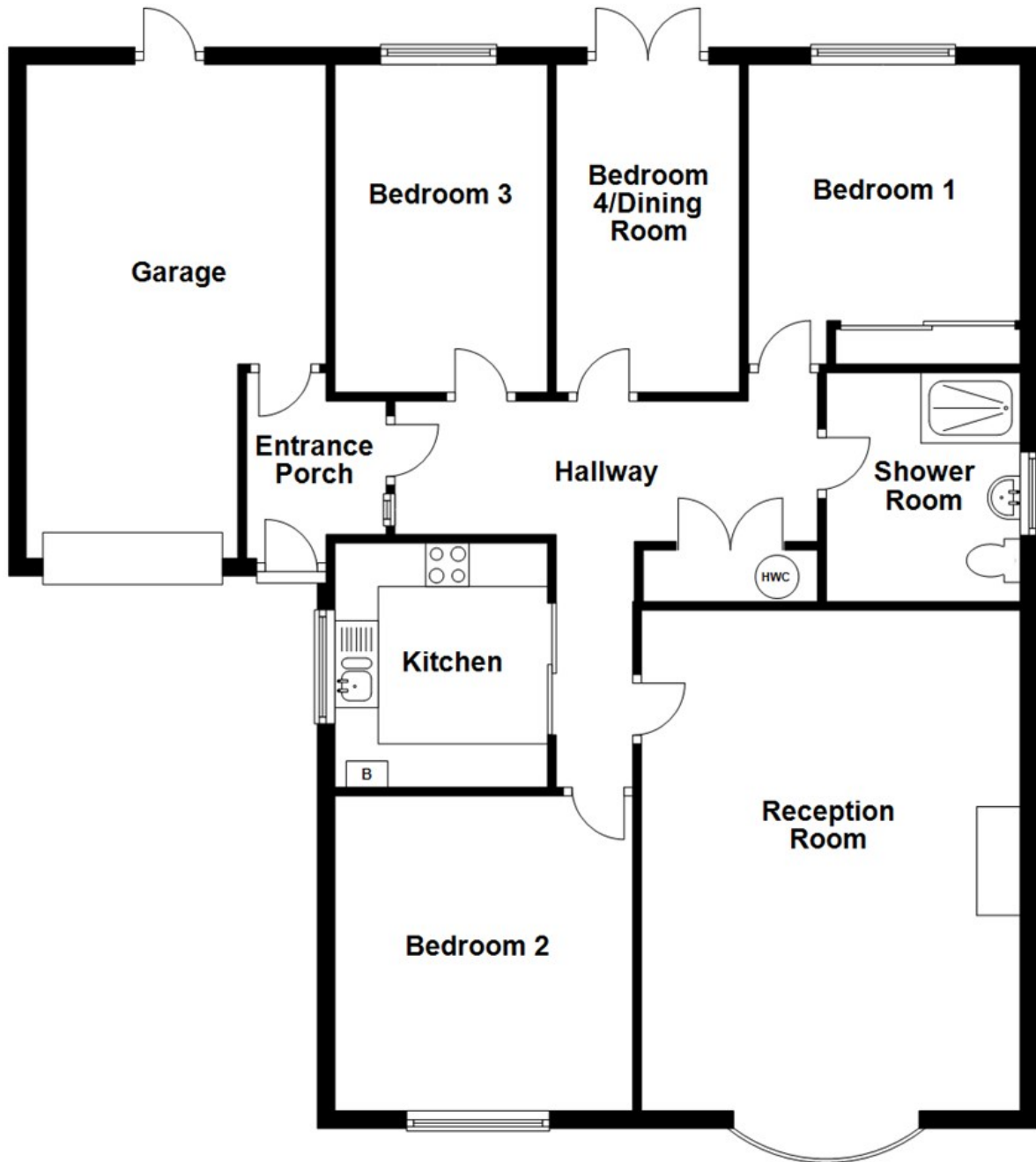
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Ground Floor

Approx. 115.7 sq. metres (1245.4 sq. feet)



Total area: approx. 115.7 sq. metres (1245.4 sq. feet)

Directions

From our Alford office, head out of Alford, west, towards Ulceby Cross roundabout. Head straight over the roundabout and continue until you reach Partney roundabout. Taking the second exit, straight over, head towards Spilsby. Drive through along the A16 until you are able to take a left heading onto the far side of Boston Road and number 93 can be found three houses in on your right-hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			66
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

