

42 MAIN ROAD  
HUNDLEBY  
PE23 5LS

turner evans stevens  
**tes**  
**PROPERTY**



A spacious semi detached three bedroom house with large rear garden in this popular village north of Spilsby.

The accommodation includes : reception hall, lounge, dining room, dining kitchen, pantry/office, three bedrooms, bathroom, front garden, rear parking and garage, yard and long lawned rear garden.

£134,950

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## ACCOMMODATION

### RECEPTION HALL

With Pvc double glazed front door, stairs to the first floor landing, under stairs cupboard, radiator and telephone point.

### LOUNGE

14' 5" x 13' 10" (4.39m x 4.22m) Having Pvc double glazed window to the front elevation, picture rail, brick open fireplace and radiator.

### DINING ROOM

13' 10" x 11' 6" (4.22m x 3.51m) Having Pvc double glazed window to the rear elevation, gas fire with back boiler, tv point and recessed shelves.

### DINING KITCHEN

18' 4" x 11' 1" (5.59m x 3.38m) Equipped with wall and base units, roll edge worksurface incorporating single drainer sink and mixer tap, splashback tiling, space for gas oven, space and plumbing for washing machine, appliance space, radiator, two Pvc double glazed windows to the side elevation and artexed ceiling.

### RECESSED PANTRY/OFFICE

8' 5" x 5' 2" (2.57m x 1.57m)

### FIRST FLOOR LANDING

With stairs from the reception hall.

### BEDROOM ONE

14' 5" x 12' 5" (4.39m x 3.78m) Into chimney recess Having Pvc double glazed window to the front elevation, tiled open fireplace, radiator and recessed wardrobe.

### BEDROOM TWO

12' 10" x 8' 5" (3.91m x 2.57m) Having two Pvc double glazed windows to the rear elevation, radiator and loft hatch.

### BEDROOM THREE

10' 4" x 7' 6" (3.15m x 2.29m) Having Pvc double glazed window to the front elevation, radiator and coving to ceiling.

### BATHROOM

Having bath with pine panel, radiator, wash hand basin, WC., airing cupboard enclosing hot water cylinder and immersion heater and obscure glazed Pvc double glazed window to the rear elevation.

### EXTERIOR

The property occupies a very pleasant position being the end of a row of terraces and having an attractive brick wall to the front with lawned garden and path leading to the front door. A right of way over the adjoining gravelled drive leads to the rear with a small concreted yard from the rear door, having a WC., and adjoining store. There is a pedestrian right of way in favour of the adjoining cottage and a gate opening onto the gravelled parking area which leads to the:-

### GARAGE

16' 7" x 8' 1" (5.05m x 2.46m) Having double wooden doors. A pathway leads to the long rear garden which



**LOCATION**

This attractive end of terrace cottage is located in the parish of Hundleby being approximately three quarters of a mile from the centre of the market town and shopping centre of Spilsby, being convenient for the main amenities.

**TENURE**

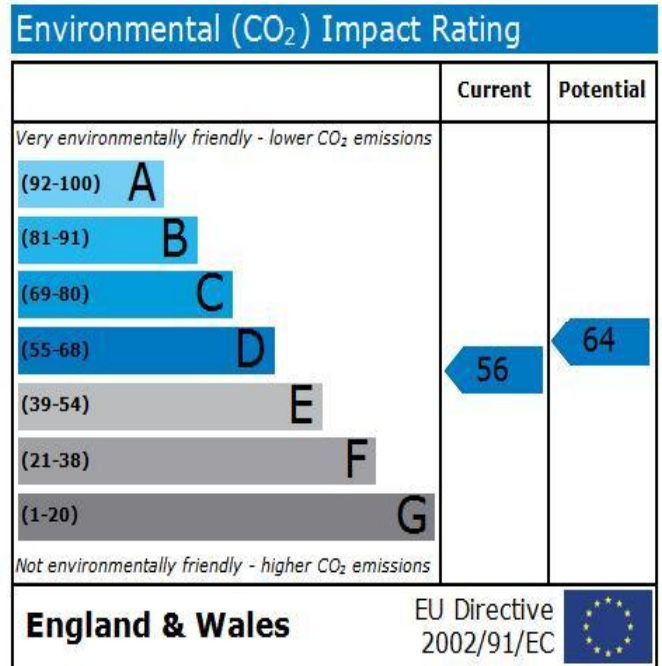
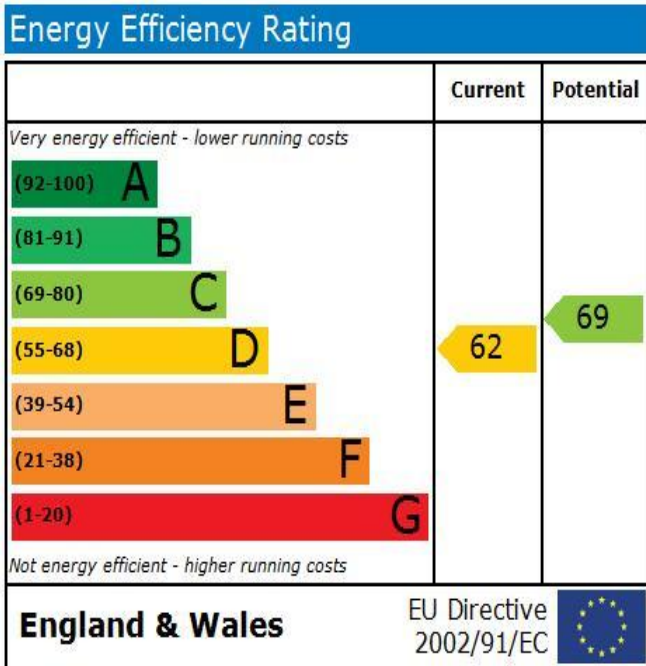
We are informed by the vendor that the property is freehold subject to confirmation from the Solicitors.

**SERVICES**

Mains electricity, gas, water and drainage are understood to be connected, telephone is subject to British Telecom regulations. No service or service installations have been tested or inspected by the selling agents, and all interested parties are advised to make their own enquiries.

**VIEWING**

By prior appointment with Turner Evans Stevens office in Spilsby. 01790 752 151



## INFORMATION & SERVICES

### MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

### THINKING OF SELLING?

If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.

### MORTGAGES & FINANCE

If you require independent mortgage advice please contact our Independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.

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