

30 ASHBY MEADOWS
SPILSBY
PE23 5DN



An attractive modern three bedroom semi detached house located in this popular residential cul-de-sac on the edge of the town.

The accommodation includes: reception hall, cloakroom, sitting room, breakfast kitchen, stairs to first floor landing and three bedrooms and bathroom. This attractive town house is located in a slightly elevated position in this popular residential cul-de-sac and possesses fenced garden to the rear comprising lawns. There is a dedicated car parking space. All carpets and curtains are included within the sale.

NO CHAIN

Offers in the region of £115,000

TURNER
EVANS
STEVENS
LIMITED

Estate Agents
Valuers
Auctioneers
Surveyors

GRIMSBY

21 St Mary's Gate DN31 1JE
T 01472 362020 F 362040

LINCOLN

12 New land LN1 11 ID
T 01522 511665 F 511830

LOUTH

6 Cornmarket LN11 9PY
T 01507 601633 F 603917
also

1 Queen Street LN11 9AU
T 01507 602264 F 600036

MABLETHORPE

16d Victoria Road LN12 2AQ
T 01507 473476 F 479852

SKEGNESS

32 Roman Bank PE25 2SL
T 01754 766061 F 610382

SPILSBY

34 High Street PE23 5JH
T 01790 752151 F 754537

SUTTON ON SEA

2 Evergreen Walk
High Street LN12 2SW
T 01507 441166 F 443481

WOODHALL SPA

10 The Broadway LN10 6ST
T 01526 354111 F 354222

www.tes-property.co.uk

LINCOLNSHIRE'S LEADING ESTATE AGENCY GROUP

ACCOMMODATION

RECEPTION HALL

With central heating radiator, double glazed door and stairs off.

CLOAKROOM

With low flush WC., pedestal wash basin, central heating radiator, extractor fan and double glazed window.

SITTING ROOM

13' 11" x 12' 4" maximum (4.24m x 3.76m) With central heating radiator and double glazed window.

BREAKFAST KITCHEN

9' 3" x 15' 10" (2.82m x 4.83m) With stainless steel single drainer one and a half bowl sink unit with cupboards under, return laminate worktop and cupboards under, eye level cupboards, Electrolux oven, hob and filter hood over, built-in cupboard, wall mounted gas central heating boiler, central heating radiator, double glazed window and double glazed French doors to garden. Stairs to:

LANDING

With heated linen airing cupboard, double glazed window and loft hatch to insulated loft.

BATHROOM

With panelled bath with shower over and folding screen, pedestal wash basin, low flush WC., central heating radiator and double glazed window.

BEDROOM ONE

11' 8" x 8' 11" maximum (3.56m x 2.72m) With central heating radiator and double glazed window.

BEDROOM TWO

11' 9" x 7' 4" maximum (3.58m x 2.24m) With central heating radiator and double glazed window.

BEDROOM THREE

7' 9" x 8' 1" (2.36m x 2.46m) With central heating radiator and double glazed window.

GENERAL

This attractive town house is located in a slightly elevated position in this popular residential cul-de-sac and possesses fenced garden to the rear comprising lawns. There is a dedicated car parking space. All carpets and curtains are included within the sale.

LOCATION

Spilsby is a thriving market town and shopping centre and is approximately 12 miles from the coastal resort of Skegness, and approximately 15 miles from Boston with railway station with links to main east coast routes. To the north and west lie the Lincolnshire Wolds, much of which are designated 'An Area of Outstanding Natural Beauty'.

TENURE

The property is understood to be freehold subject to confirmation from solicitors. All interested parties are advised to make their own enquiries.

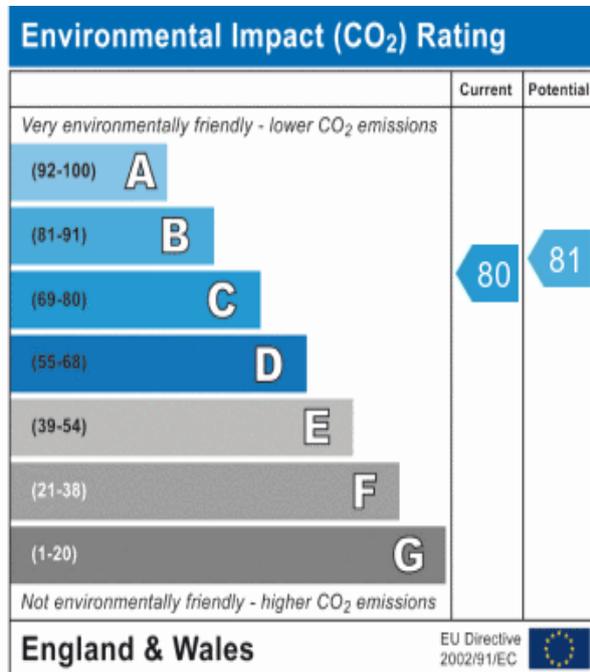
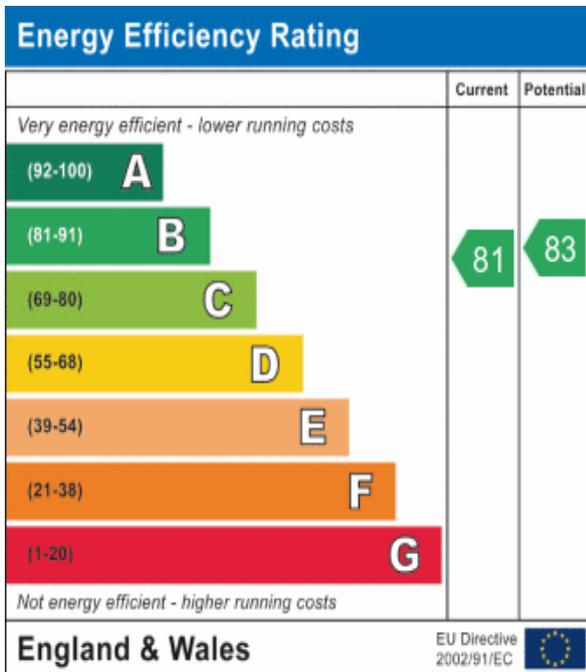


SERVICES

Mains electricity, gas, water and drainage are understood to be connected. The agents have not tested or inspected any of the services or service installations and purchasers should rely on their own survey.

VIEWING

Strictly by prior appointment with Turner Evans Stevens office in Spilsby.



Reference:

30 Ashby Meadows Spilsby



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.

SURVEYS

We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.

MANAGEMENT & LETTING

We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.

COMMERCIAL

We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.

ARCHITECTURAL PLANNING

If you are extending for building, we can arrange a full design and supervision service from an extension to a complete new home build, and we provide the architects and surveyors certificates on completion.

INTERNET

All our properties are advertised on our website at www.tes-property.co.uk and www.rightmove.co.uk. We can also be contacted by e-mail, see our website, but for a more personal service, please call in or telephone our sales offices.

DISCLAIMER

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