

FIRBANK NORTHORPE ROAD HALTON HOLEGATE PE23 5NZ



A detached two bedroom bungalow and garage with oil fired central heating located in this popular cul de sac lane on the edge of the Wolds.

The accommodation includes Reception hall, sitting room, kitchen, bathroom, two bedrooms, garage, gardens to the front and rear comprising lawn, borders and vegetable garden.

NO CHAIN

PRICE- £135,000

TURNER
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LIMITED

Estate Agents
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GRIMSBY

21 St Mary's Gate DN31 1JE
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SPILSBY

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T 01790 752151 F 754537

SUTTON ON SEA

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T 01507 441166 F 443481

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10 The Broadway LN10 6ST
T 01526 354111 F 354222

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ACCOMMODATION

RECEPTION HALL

With built in cupboard, central heating radiator and parquet floor.

SITTING ROOM

12' 7" x 16' 11" (3.84m x 5.16m) (maximum 'L' shape) With tiled fireplace and hearth, built in display unit and two central heating radiators.

KITCHEN

12' 7" x 7' 7" (3.84m x 2.31m) With stainless steel single drainer sink unit and cupboards under, laminate worktop and cupboards under, eye level cupboards, central heating radiator and terrazzo tiled floor.

BATHROOM

With panelled bath, pedestal wash basin, central heating radiator and half tiled walls.

WC

With low flush unit fitted and central heating radiator.

BEDROOM ONE

8' 5" x 11' 8" (2.57m x 3.56m) With built in wardrobe, cupboards and draws and central heating radiator.

BEDROOM TWO

12' 8" x 10' 10" (3.86m x 3.3m) With full height full width built in wardrobes and dresser and central heating radiator.

GARAGE

24' 1" x 11' 3" (7.34m x 3.43m) With double timber doors and rear access door.

GENERAL

This detached bungalow is approached over a tarmac drive and possesses gardens to the front and rear comprising lawns, borders and a vegetable plot. The property is in need of some modernisation and improvement.

LOCATION

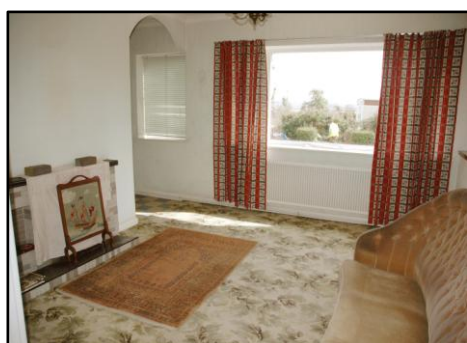
This bungalow is located in a popular cul de sac lane on the edge of the Wolds. It is approximately 1 mile from the active market town and shopping centre of Spilsby, approximately 12 miles from the coastal resort of Skegness and approximately 16 miles from Boston with rail links to the main East Coast 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.

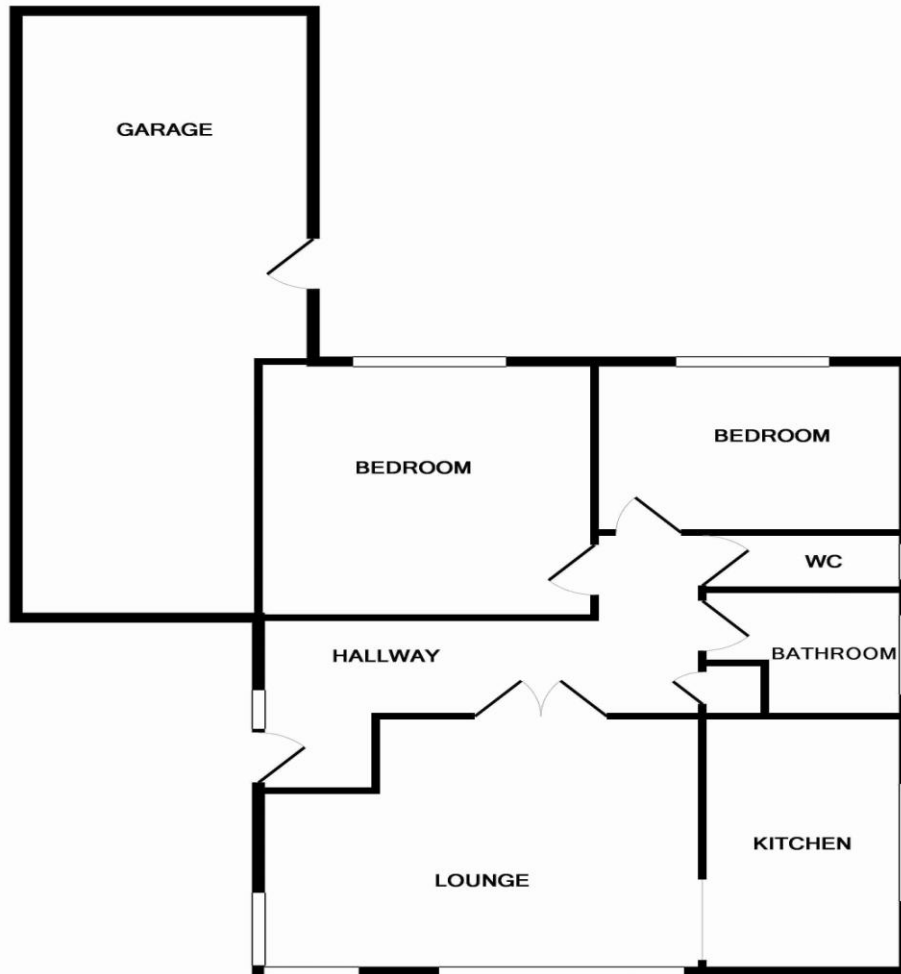
SERVICES

Mains electricity, water and drainage are understood to be connected.



VIEWING

By appointment only with Turner Evans Stevens, Spilsby on 01790 752151.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

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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.

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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.

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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.

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DISCLAIMER

Notice is hereby given that these particulars are set out for the guidance of proposed purchasers, and although due care is taken in their preparation and they are believed to be correct, proposed purchasers must not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. These particulars are issued on the understanding that all negotiations are carried out through the agents Turner Evans Stevens but they do not constitute an offer or contract. Any price quoted in these particulars is subject to contract. No person employed by Turner Evans Stevens Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Performance Certificate

Firbank, Northorpe Road, Halton Holegate, SPILSBY, PE23 5NZ

Dwelling type: Detached bungalow Reference number: 0500-2869-7174-9427-3355
 Date of assessment: 21 March 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 22 March 2013 Total floor area: 88 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,442
Over 3 years you could save	£ 3,732

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	
Heating	£ 4,008 over 3 years	£ 1,233 over 3 years	
Hot Water	£ 1,284 over 3 years	£ 327 over 3 years	
Totals	£ 5,442	£ 1,710	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	26	87

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 564	
2 Cavity wall insulation	£500 - £1,500	£ 750	
3 Floor insulation	£800 - £1,200	£ 429	

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

