

FAIRFIELD BOSTON ROAD  
SPILSBY  
PE23 5HD



A substantial four bedroom dormer bungalow with gas central heating and double glazing set in approximately 0.5 of an acre of mature grounds located in a prime position on the edge of the town and therefore convenient for the main amenities.

The accommodation includes Entrance lobby, central hall, breakfast kitchen, dining room, sitting room, conservatory, four bedrooms, two bathrooms, shower room, double garage, workshop/store, cupboard veranda, patio and sweeping lawns.

Offers in the region of £279,500

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**LINCOLNSHIRE'S LEADING ESTATE AGENCY GROUP**

## ACCOMMODATION

### ENTRANCE LOBBY

With built in cupboard, double glazed window and door and quarry tiled floor.

### BOILER ROOM

With Ideal gas central heating boiler and shelving.

### INNER LOBBY

With central heating radiator, cloaks alcove and double glazed window.

### SHOWER ROOM

With cubicle with Aqualise shower fitted, wash basin, low flush WC, central heating radiator, half height cupboard and double glazed window.

### CENTRAL HALL

With airing cupboard, central heating radiator and stairs off.

### BREAKFAST KITCHEN

15' 4" x 11' 3" (4.67m x 3.43m) With double stainless steel single drainer sink unit with waste disposal unit and cupboard under, return laminate worktop with cupboards under, second laminate worktop and cupboards under, breakfast bar, eye level cupboards, AEG double oven with separate hob and filter hood over, built in cupboard, heated linen cupboard, underfloor heating and double glazed windows.

### WALK IN PANTRY

With fitted shelving, water softner unit and double glazed window.

### DINING ROOM

15' x 11' 1" (4.57m x 3.38m) With skirting radiator, double glazed window and door to garden, and serving hatch. Glazed partitioned door leading too:

### SITTING ROOM

18' 4" x 13' 11" (5.59m x 4.24m) With coal effect gas fire in brick surround, skirting radiator and double glazed windows.

### SIDE PORCH

With double glazed window and door.

### BEDROOM ONE

13' 11" x 15' 8" (4.24m x 4.78m) With full height full width built in wardrobe and display unit, double glazed window and double glazed door leading too:

### CONSERVATORY

17' 10" x 10' 5" (5.44m x 3.18m) With double glazed windows and door and ceramic tiled floor.



## **BATHROOM**

With panelled bath, vanity wash basin with cupboard under, low flush WC, towel radiator, double glazed window and half tiled wall.

## **BEDROOM TWO**

12' 2" x 13' 7" (3.71m x 4.14m) With built in wardrobe, skirting radiator and double glazed window.

## **STAIRS TO GALLERY LANDING**

With built in cupboard and airing cupboard with hot water cylinder.

## **BEDROOM THREE**

12' 2" x 17' 0" (3.71m x 5.18m) With built in wardrobe, vanity wash basin, central heating radiator and double glazed windows.

## **BATHROOM TWO**

With panelled bath, pedestal wash basin, low flush WC, bidet, towel radiator, double glazed window and tile surround.

## **BEDROOM FOUR**

14' 4" x 14' 11" (4.37m x 4.55m) With full height full width built in wardrobes, central heating radiator, and double glazed window.

## **BEDROOM FOUR**

14' 4" x 14' 11" (4.37m x 4.55m) With two steel up and over doors.

## **DOUBLE GARAGE**

18' 1" x 18' 0" (5.51m x 5.49m) With two steel up and over doors.

## **WORKSHOP/GARDEN STORE**

10' 6" x 6' 4" (3.2m x 1.93m)

## **GENERAL**

This substantial and spacious family residence is located in a sheltered position on the edge of the town and is therefore convenient for the main amenities. The property is approached over a gravelled drive which leads onto a concrete apron turning area. The grounds comprise sweeping lawns, borders, shrubs and trees. This property has not been on the market since it was built and therefore provides the first opportunity to acquire a substantial family home.

## **LOCATION**

Spilsby is an active market town and shopping centre which lies at the southern end of the Lincolnshire Wolds much of which are designated an Area of Outstanding Natural Beauty. The coastal resort of Skegness is approximately 12 miles. Boston with rail links to main east coast routes is approximately 15 miles. Humberside airport is approximately 40 miles.

## **TENURE**

The property is understood to be freehold.



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.

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DISCLAIMER

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### Energy Performance Certificate

Fairfield, Boston Road, SPILSBY, PE23 5HD

Dwelling type: Detached house	Reference number: 8562-6624-9750-2762-9926
Date of assessment: 22 April 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 April 2012	Total floor area: 311 m <sup>2</sup>

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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,937</b>
<b>Over 3 years you could save</b>	<b>£ 981</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 645 over 3 years	£ 321 over 3 years	<div style="border: 1px solid green; padding: 5px; background-color: #4caf50; color: white; width: fit-content; margin: 0 auto;">                     You could save £ 981 over 3 years                 </div>
Heating	£ 4,956 over 3 years	£ 4,296 over 3 years	
Hot Water	£ 336 over 3 years	£ 339 over 3 years	
<b>Totals</b>	<b>£ 5,937</b>	<b>£ 4,956</b>	

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

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffcdd2; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #e91e63; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #f44336; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #d32f2f; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: x-small;">Current</th></tr> <tr><td style="text-align: center; font-size: 2em;">67</td></tr> </table>	Current	67	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: x-small;">Potential</th></tr> <tr><td style="text-align: center; font-size: 2em;">76</td></tr> </table>	Potential	76	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
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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 Floor insulation	£800 - £1,200	£ 381	✔
2 Draught proofing	£80 - £120	£ 228	✔
3 Low energy lighting for all fixed outlets	£100	£ 264	

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](http://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.

