

82 ASHBY ROAD  
SPILSBY LINCOLNSHIRE  
PE23 5DW

**turner  
evans  
stevens**



A substantial five bedroomed detached family home set in approximately 0.4 acres located on the edge of the town. The accommodation includes: Reception hall, Sitting room, Dining room, Drawing room, Breakfast room, Kitchen, Side hall, Day room, Cloakroom, Utility room, Landing, Principal Bedroom, Ensuite shower room, 4 further Bedrooms, Shower room and Family bathroom. Double garage and gardens

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**PRICE: £365,000**

**TURNER  
EVANS  
STEVENS  
LIMITED**

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## ACCOMMODATION

RECEPTION HALL	With central heating radiator and double glazed window and door.
SITTING ROOM	11' 11" x 11' 11" (3.63m x 3.63m) (excluding bay) With coal-effect gas fire in marble hearth with wood surround, central heating radiator and double glazed window.
DINING ROOM	13' 5" x 9' 11" (4.09m x 3.02m) With coal-effect gas fire in reconstituted stone fireplace, central heating radiator and double glazed window. <b>Double doors leading to:</b>
DRAWING ROOM	15' 8" x 23' 8" (4.78m x 7.21m) With coal-effect gas fire in marble hearth with wood surround, central heating radiator, double glazed window, double glazed patio door and serving hatch.
BREAKFAST ROOM	9' 11" x 11' 11" (3.02m x 3.63m) With return laminate worktop and cupboards under, eye level cupboards, tall cupboard and central heating radiator. <b>Brick arch leading to:</b>
KITCHEN	8' 3" x 9' 3" (2.51m x 2.82m) With 1 1/2 bowl single drainer sink unit with cupboards under, double return laminate worktop and cupboards under, eye level cupboards, filter hood, double glazed window and plumbing for automatic clothes washer.
SIDE HALL	With central heating radiator, double glazed window and door and ceramic tiled floor.
DAY ROOM	18' 7" x 9' 11" (5.66m x 3.02m) With central heating radiator, double glazed window and spot lighting.
CLOAKROOM	With low flush W.C., wash basin, central heating radiator and double glazed window.
UTILITY ROOM	7' 7" x 6' 2" (2.31m x 1.88m) With stainless steel single drainer sink unit and cupboards under, return laminate worktop and cupboards under, eye level cupboards, wall mounted gas central heating boiler, central heating radiator, double glazed window and ceramic tiled floor.
LANDING	With linen cupboard, central heating radiator and double glazed window.
PRINCIPAL BEDROOM 1	14' 11" x 14' 7" (4.55m x 4.44m) With central heating radiator and double glazed window.



EN-SUITE BATHROOM	With double bath with shower over, vanity wash basin and cupboards under, low flush W.C., built-in eye-level cupboard and mirror unit, central heating radiator and double glazed window.
SHOWER ROOM	With shower cubicle, vanity wash basin and cupboard under, low flush W.C., central heating radiator, double glazed window, extractor fan and spot lighting.
FAMILY BATHROOM	With corner bath with shower over, vanity wash basin and cupboard under, low flush W.C., built-in eye-level cupboard with mirror unit, central heating radiator, double glazed window and half tiled walls.
BEDROOM 2	14' 1" x 10' (4.29m x 3.05m) With built-in wardrobe with mirrored door, central heating radiator and double glazed window.
BEDROOM 3	12' x 10' (3.66m x 3.05m) With built-in wardrobe with mirrored door, central heating radiator and double glazed window.
BEDROOM 4	11' 9" x 10' 2" (3.58m x 3.1m) With built-in double wardrobe with overhead cupboard, central heating radiator and double glazed window.
BEDROOM 5	13' 6" x 8' 2" (4.11m x 2.49m) With built-in double wardrobe with overhead cupboard, central heating radiator and double glazed window.
<b>OUTSIDE</b>	
DOUBLE GARAGE	18' 6" x 26' 8" (5.64m x 8.13m) Of detached construction with two up and over doors and side access door.
LOCATION	This substantial family residence is located on the edge of the busy market town and shopping centre of Spilsby. It is therefore convenient for the main amenities. To the north and west lie the Lincolnshire Wolds, much of which are designated 'An Area of Outstanding Natural Beauty'. The coastal resort of Skegness is approximately 12 miles, the town of Boston is approximately 17 miles with a railway station with mainline connections and Humberside International Airport is approximately 45 miles.
GENERAL	This spacious property is approached over a sweeping paved drive with turning area. At the front and rear are gardens comprising lawns, shrubs, trees and a paved patio. Some carpets and curtains may be included in the sale upon agreement with the vendor. The property possesses a burglar alarm.
TENURE	The property is understood to be freehold subject to confirmation from solicitors.
SERVICES	Mains electricity gas water and drainage are understood to be connected.
TELEPHONE	Subject to British Telecom regulations.
DETAILS PREPARED	July 2005
VIEWING	By prior appointment with Turner Evans Stevens office in Spilsby.



## INFORMATION & SERVICES

### MEASUREMENTS

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

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