

20 ASHBY MEADOWS
SPILSBY
PE23 5DN



A most attractive and spacious three bedroom detached bungalow in a prime location in a sort after residential cul de sac with fine views over surrounding farmland.

The accommodation includes reception hall, dining room, kitchen, utility room, sitting room, conservatory, principal bedroom with ensuite shower room, bedroom two, bedroom three, family bathroom, garage, double glazing, gas central heating, well tended mature gardens.

NO CHAIN

Offers in the region of £259,000

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ACCOMMODATION

ENTRANCE PORCH

RECEPTION HALL

With cloaks cupboard, linen cupboard and central heating radiator.

DINING ROOM

10' 6" x 14' 6" (3.20m x 4.42m) With central heating radiator and double glazed window.

KITCHEN

12' 10" x 9' 0" (3.91m x 2.74m) With one and a half bowl single drainer sink unit with cupboards under, return laminate worktop and cupboards under, eye level cupboard, Neff oven, separate hob and filter hood over, built in fridge freezer and dishwasher, central heating radiator and double glazed window.

UTILITY ROOM

7' 2" x 9' 3" (2.18m x 2.82m) With stainless steel single drainer sink unit with cupboards under, laminate worktop, central heating radiator, double glazed window and door and plumbing for automatic washing machine.

SITTING ROOM

12' 10" x 16' 1" (3.91m x 4.90m) With coal effect gas fire with wood surround, central heating radiator and double glazed door leading to:

CONSERVATORY

10' 6" x 9' 8" (3.20m x 2.94m) With double glazed windows and door and ceramic tiled floor.

INNER HALL

With central heating radiator.

PRINCIPAL BEDROOM ONE

12' 10" x 12' 10" (3.91m x 3.91m) With built in wardrobe, central heating radiator and double glazed window.

ENSUITE SHOWER ROOM

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

BEDROOM TWO

8' 11" x 11' 10" (2.72m x 3.60m) With central heating radiator and double glazed window.

BEDROOM THREE

11' 3" x 2' 10" (3.43m x 0.86m) With central heating radiator and double glazed window.

FAMILY BATHROOM

With panelled bath, shower cubicle, pedestal wash basin, low flush WC, central heating radiator and double glazed window.

GARAGE

17' 6" x 9' 4" (5.33m x 2.84m) Of integral construction with electric roller door, Worcester gas central heating boiler and double glazed window.



GENERAL

This most attractive and spacious bungalow is approached over a tarmac drive with turning area and possesses well tended gardens to the front and rear comprising lawns, borders and shrubs. There are also two garden sheds. The property has fine views over surrounding farmland.

LOCATION

This property is located in a cul de sac in a sort after residential area on the edge of the town. It is therefore convenient for the main amenities. The coastal resort of Skegness is approximately 12 miles. Boston with rail links to main east coast routes is approximately 15 miles. 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

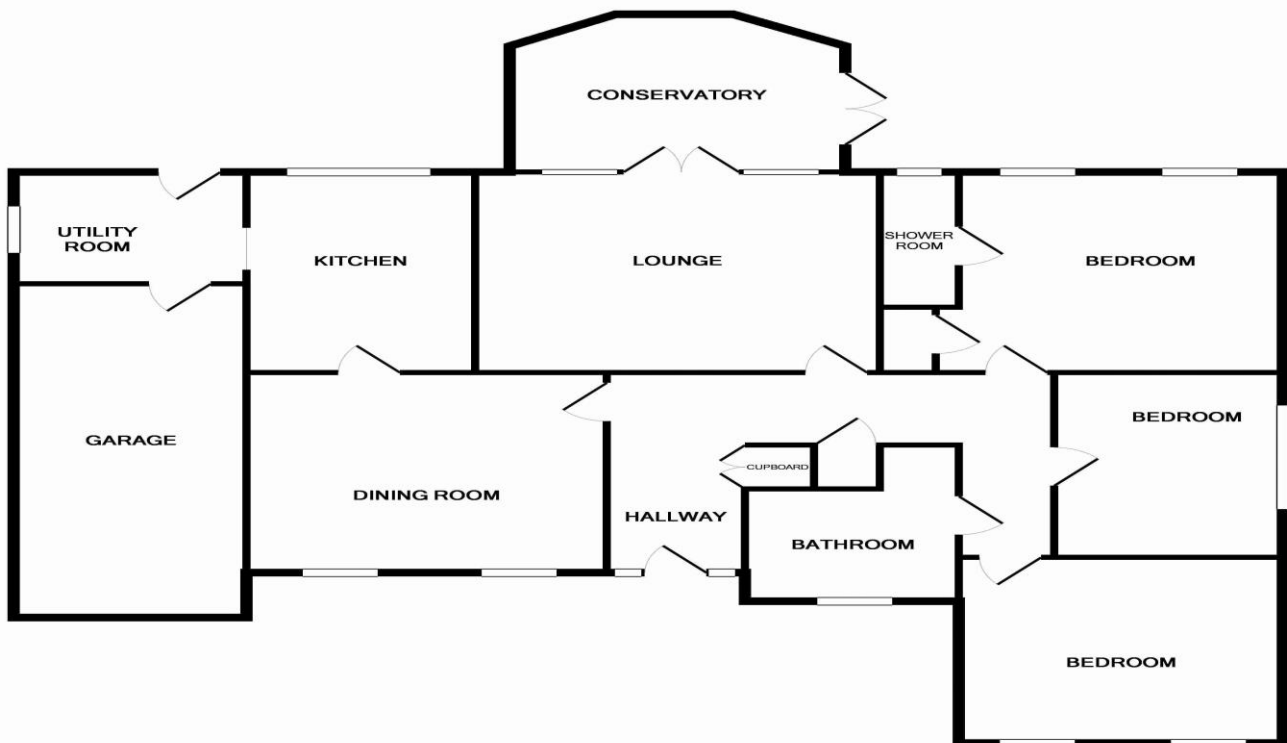
Mains electricity, gas, water and drainage are understood to be connected.

SERVICES

By appointment only with the agents office Spilsby 01790 752 151.

VIEWING

By appointment only with the agents office Spilsby 01790 752 151.



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.

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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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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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Energy Performance Certificate



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20, Ashby Meadows, SPILSBY, PE23 5DN

Dwelling type: Detached bungalow	Reference number: 0298-8087-7235-2324-8984
Date of assessment: 01 May 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 02 May 2014	Total floor area: 112 m ²

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:	£ 2,520
Over 3 years you could save	£ 339

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 5px; border: 1px solid white;"> <p style="margin: 0;">You could save £ 339 over 3 years</p> </div>
Heating	£ 1,935 over 3 years	£ 1,734 over 3 years	
Hot Water	£ 357 over 3 years	£ 219 over 3 years	
Totals	£ 2,520	£ 2,181	

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: xx-small;">Very energy efficient - lower running costs</p> <p style="font-size: xx-small;">(92 plus) A</p> <p style="font-size: xx-small;">(81-91) B</p> <p style="font-size: xx-small;">(69-80) C</p> <p style="font-size: xx-small;">(55-68) D</p> <p style="font-size: xx-small;">(39-54) E</p> <p style="font-size: xx-small;">(21-38) F</p> <p style="font-size: xx-small;">(1-20) G</p> <p style="font-size: xx-small;">Not energy efficient - higher running costs</p>	<table style="margin: auto;"> <tr> <td style="border: 1px solid black; padding: 5px;">Current</td> <td style="border: 1px solid black; padding: 5px;">Potential</td> </tr> <tr> <td style="border: 1px solid black; padding: 5px; text-align: center;">71</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">83</td> </tr> </table>	Current	Potential	71	83	<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>
Current	Potential					
71	83					

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 Heating controls (room thermostat)	£350 - £450	£ 93	✔
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 153	✔
3 Solar water heating	£4,000 - £6,000	£ 87	✔

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.