

47 ASHBY MEADOWS
SPILSBY
PE23 5DN



A most attractive and presented three bedroom detached bungalow in this popular residential cul de sac on the edge of the town and therefore convenient for the main amenities.

The accommodation includes:

Entrance porch, reception hall, kitchen, utility room, bedroom one, bedroom two, dining/sitting room, conservatory, bathroom, principal bedroom three with en suite shower room, garage, low maintenance paved and gravel garden.

Offers in the region of £190,000

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ACCOMMODATION

ENTRANCE PORCH

RECEPTION HALL

With cloak cupboard, loft hatch with ladders for access, linen cupboard with radiator and two central heating radiators.

KITCHEN

10' 4" x 9' 1" (3.15m x 2.77m) With stainless steel single drainer one and a half bowl sink unit with cupboards under, return laminate worktop and cupboards under, eye level cupboards, filter hood, central heating radiator, space for electric or gas cooker, double glazed window and fully tiled walls.

UTILITY ROOM

6' 10" x 5' 0" (2.08m x 1.52m) With stainless steel single drainer sink unit and cupboards under, eye level cupboards, wall mounted gas central heating boiler, central heating radiator, double glazed window, fully tiled walls and plumbing for automatic washing machine.

BEDROOM ONE

9' 2" x 8' 5" (2.79m x 2.56m) With central heating radiator and double glazed window.

BEDROOM TWO

12' 4" x 9' 3" (3.76m x 2.82m) With central heating radiator and double glazed window.

DINING/SITTING ROOM

18' 3" x 13' 2" (5.56m x 4.01m) With two central heating radiators, double glazed window and double glazed French door leading to:

CONSERVATORY

13' 2" x 11' 3" (4.01m x 3.43m) With central heating radiator and double glazed windows and door.

BATHROOM

With paneled bath with shower over, pedestal wash basin, low flush WC, central heating radiator, double glazed window and fully tiled wall.

PRINCIPAL BEDROOM THREE

13' 8" x 9' 10" (4.16m x 2.99m) With central heating radiator and double glazed window.

EN SUITE SHOWER ROOM

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

GARAGE

16' 8" x 8' 8" (5.08m x 2.64m) Of integral construction with steel up and over door.



GENERAL

This attractive detached bungalow is approached over a paver drive and possesses low maintenance gardens to the rear of paving and gravel, well sheltered by fencing.

LOCATION

This property is located in a popular residential town and is therefore convenient for the main amenities. Spilsby is an active market town and shopping center which is approximately 12 miles from the coastal resort of Skegness and approximately 15 miles from Boston with rail 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.


SERVICES

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

VIEWING

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

Energy Performance Certificate



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47, Ashby Meadows, SPILSBY, PE23 5DN

Dwelling type: Detached bungalow	Reference number: 9316-2862-7196-9727-4461
Date of assessment: 22 November 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 22 November 2013	Total floor area: 86 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:	£ 1,713
Over 3 years you could save	£ 213

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 159 over 3 years	<div style="background-color: #4F813D; color: white; padding: 10px; width: 100px; margin: 0 auto;"> <p style="text-align: center; font-weight: bold;">You could save £ 213 over 3 years</p> </div>
Heating	£ 1,119 over 3 years	£ 1,143 over 3 years	
Hot Water	£ 276 over 3 years	£ 198 over 3 years	
Totals	£ 1,713	£ 1,500	

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: 8px;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr><td style="background-color: #92D050;">(92 plus) A</td></tr> <tr><td style="background-color: #A6D980;">(81-91) B</td></tr> <tr><td style="background-color: #C4E0C4;">(69-80) C</td></tr> <tr><td style="background-color: #F0E68C;">(55-68) D</td></tr> <tr><td style="background-color: #F4CCCC;">(39-54) E</td></tr> <tr><td style="background-color: #F48FB1;">(21-38) F</td></tr> <tr><td style="background-color: #D9534F;">(1-20) G</td></tr> </table> <p style="font-size: 8px;">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="background-color: #D9EAD3;">Current</th> <th style="background-color: #D9EAD3;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 24px;">75</td> <td style="text-align: center; font-size: 24px;">88</td> </tr> </table>	Current	Potential	75	88	<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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Current	Potential												
75	88												

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 Low energy lighting for all fixed outlets	£50	£ 137	
2 Solar water heating	£4,000 - £6,000	£ 79	✔
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 700	✔

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.



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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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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