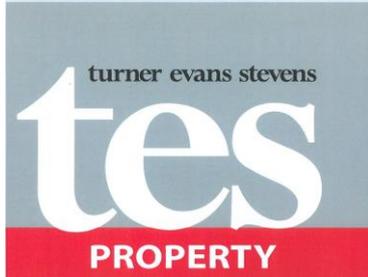


REDWOOD, WAINFLEET ROAD, IRBY IN THE MARSH, PE24 5AT



EXTENDED 4 BEDROOM FAMILY ACCOMMODATION IN A LOVELY RURAL SETTING WITH FARMLAND VIEWS

This spacious and extremely well presented property offers lots of room - also ideal for working from home.

The accommodation includes
2 Entrance Halls, WC, Sun Lounge/Study, Sitting Room, 21' main lounge, 16' Kitchen, Dining Room, 4 DOUBLE Bedrooms, WC, Bathroom, En-Suite Shower Room, Balcony, landscaped gardens, wide drive and large 20' x 16' Garage.

PRICE:- £239,950

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Registered in England 03710262

LOCATION

Irby in the Marsh lies on the B1195 between Wainfleet and Spilsby, approx. 6 miles from Skegness and the east coast with its fine sandy beaches and a short drive from the picturesque Lincolnshire Wolds with historic market towns of Spilsby, Louth and Alford. From Turner Evans Stevens office follow the A52 to Wainfleet, right into the village centre, right in the market place into Spilsby Road and continue to Irby in the Marsh. The property lies on the right hand side after the Irby village sign.

ACCOMMODATION

OPEN PORCH

With brick pillars leading to the:-

HALL

With pvc entrance door and side screen, wood style flooring, electric storage heater, stairs leading off.

W.C

With toilet, hand basin, tiled walls, extractor, opaque pvc window.

SUN LOUNGE/STUDY

12' 0" x 9' 4 (3.65m x 2.84m) maximum. With pvc double doors to the front elevation and front garden, ceiling fan/light, wood style flooring, electric storage heater.

SITTING ROOM

12' 0" x 13' 4 (3.65m x 4.06m) maximum. With electric storage heater, pvc window to the rear elevation.

KITCHEN

15' 11" x 8' 11 (4.85m x 2.72m) With a range of oak doored base and wall units, roll edge worksurfaces, stainless steel sink unit, spaces for washer, dryer, fridge freezer, built-in oven and separate grill, 2 pvc windows overlooking the garden, tiled floor, extractor, extractor.

DINING ROOM

11' 11" x 11' 11 (3.63m x 3.63m) maximum including chimney breast. With brick fireplace surround with rustic wood mantle (for real fires), pvc window to the front elevation with rural view, electric storage heater, window to the front elevation, wood style flooring.

REAR HALL

With pvc door to the rear elevation, electric storage heater, stairs leading off with built in cupboard under with storage and light, built in cupboard housing the electric fuses, electric storage heater, wood style flooring, former radiator.

MAIN LOUNGE

21' 4" x 12' 5 (6.50m x 3.78m) widening to 12'11" maximum including chimney breast. With pvc window to the front elevation with pleasant outlook, pvc windows to the side and rear elevations, electric storage heater, feature brick fireplace and multi fuel burner (which we are advised could be reconnected be used to service 2 radiators (hall and landing) from a Baxi boiler).

SPACIOUS LANDING

With pvc window over the stairs, access to roof space, former radiator.



BEDROOM 2

12' 0" x 13' 0 (3.65m x 3.96m) wall to wall. With pvc window to the side elevation, electric storage heater, mirrored wardrobes to one wall, pvc double doors and side windows with lovely rural views to the:-



BEDROOM 3

11' 11" x 11' 11 (3.63m x 3.63m) With pvc window to the front elevation with lovely rural view, electric storage heater, built in mirrored wardrobe.

BEDROOM 4

10' 0" x 9' 0 (3.05m x 2.74m) With pvc window to the rear elevation with rural view, electric storage heater.

W.C

With toilet, tiled walls, opaque pvc window.



BATHROOM

6' 11" x 5' 9 (2.11m x 1.75m) wall to wall. With built in airing cupboard housing the insulated hot water cylinder fitted with immersion heater, hand basin on a vanity unit, bath with matching panel, tiled walls, opaque pvc window.

LANDING

(off front Hall). With pvc dormer window with lovely rural view to the front elevation, built in cupboard with electric fuses (for this part)



BEDROOM 1

14' 9" maximum into dormer reducing to 11'6" (3.5m) x 12' 1 (4.49m x 3.68m) With walk in pvc dormer window with extensive farmland view, electric storage heater, built in cupboards, telephone point.

EN-SUITE SHOWER ROOM

5' 9" x 7' 0 (1.75m x 2.13m) Attractively fitted with large shower cubicle with screen doors and raindrop power shower, W.C, hand basin in a vanity unit, opaque pvc window, extractor, chrome ladder towel radiator.

OUTSIDE

To the front is a lawned garden with gravelled shrub borders and a wide gated concrete drive with gravelled border (providing side bin storage) leads to the rear garden.



The rear garden includes a paved area adjacent for Shed or Greenhouse, shaped lawns with gravelled borders and inset shrubs, low rockery walls, sitting area, Shed, Greenhouse to the rear of the:-

GARAGE

20' 0" x 16' 1 (6.09m x 4.90m) Being of sectional concrete construction with tin-roof, electric fuses, single glazed window, up and over vehicle door, power connected, side door.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	61
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	47
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC	

GENERAL INFORMATION

TENURE

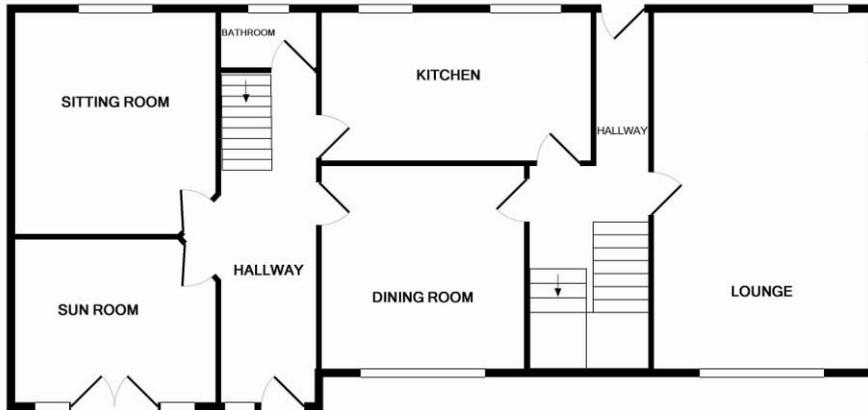
We believe this property to be Freehold and are awaiting solicitor's confirmation. All interested parties are advised to make their own enquires.

SERVICES

Mains electricity and water services are understood to be connected. Foul drainage is to a private system. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Turner Evans Stevens office in Skegness.



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

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