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PROPERTY PROFESSIONALS

The Laurels, Partney Road, Dalby



The Laurels, Partney Road
Dalby, Spilsby
Lincolnshire, PE23 4PL

"AGENTS COMMENTS"

An imposing large detached 4 bedroom family house situated on the edge of the Lincolnshire Wolds in a quiet rural location. The property has well stocked established gardens extending to 0.58 of an acre plus a substantial range of traditional buildings including garages, stables and stores. The spacious accommodation includes 2 reception rooms, large dining kitchen, utility room, wc and family bathroom. Viewing is highly recommended.

"ABOUT THE AREA"

Partney is a small village situated in the Lincolnshire Wolds 'an Area of Outstanding Natural Beauty'. There is a primary school, public house, petrol station with convenience store and village hall, where a variety of clubs and groups meet. The village is on the Skegness to Lincoln Bus Route with regular services. The market town of Spilsby is approximately 2 miles to the south and has a doctor's surgery, supermarkets, post office, banks and a range of pubs and restaurants as well as secondary schools. Secondary and grammar schools can also be found at Horncastle, Alford and Skegness. Rail links available at Skegness, Boston and Peterborough.



Ground Floor Accommodation

Access is gained through a front entrance door opening into:

Reception Hall

Stairs to first floor, 2 radiators, telephone point and heating thermostat.

Living Room

23'6" x 13'6" max, 11'5" min (7.17m x 4.14m max, 3.48m min)
A charming room with an open fireplace with marble surround, feature display shelf, windows to 3 aspects, 4 radiators and television aerial point.

Dining Room

12'3" x 11'9" (3.75m x 3.60m)

Cast iron fireplace with marble surround, radiator, television aerial point, picture rail, windows to front and side.

WC

8'11" x 4'5" (2.73m x 1.35m)

WC, pedestal hand basin, window to side and radiator.

Inner Hall

Fitted double cupboards and radiator.

Side Entrance Porch

Feature arched wooden door, window to rear, doors to Inner Hall and Breakfast Kitchen.

Breakfast Kitchen

10'7" x 17'11" plus 6'6" x 8'11" (3.24m x 5.47m plus 1.99m x 2.72m)

'L' shaped Breakfast Kitchen with 3 windows to side and access to side porch. Fitted with a range of wooden wall and base units with worksurfaces and an array of spice racks and shelving, complete with an extractor fan, Bosch double oven and Bosch four ring electric hob. Stainless steel single drainer sink with mixer tap, plumbing for a dishwasher, radiator, telephone point and alarm controls.



Rear Entrance/Utility

17'11" x 9'10" (5.47m x 3.00m)

A spacious room with base units, worksurfaces, stainless steel double drainage sink, plumbing for washing machine and space for tumble dryer, Boulter Classic oil fired heating boiler, heating controls, 2 radiators, window to rear and side and external door.

First Floor Accommodaiton

Galleried Landing

With window to front and radiator.

Bedroom 1

13'6" max x 12'4" (4.14m max x 3.77m)

Window to front, arched wall insert and radiator.

Bedroom 2

12'4" x 11'9" max (3.78m x 3.60m max)

Window to front, arched wall insert, telephone point and radiator.

Bedroom 3

13'5" x 10'4" (4.11m x 3.15m)

Window to side, radiator.

Bedroom 4

6'4" x 7'0" (1.94m x 2.14m)

Window to rear with views overlooking the Lincolnshire Wolds landscape, radiator.

Bathroom

10'3" x 9'4" (3.13m x 2.87m)

Generous sized family bathroom with jet bath with shower taps, wc pedestal hand basin, walk in shower cubicle with Aqualisa waterfall shower. Large airing cupboard, hot water cylinder, electric shaver point and light, radiator, part tiled walls, window to side.



The Gardens

The property is accessed through a brick pillared tarmaced driveway leading to well stocked and established gardens bordered with a variety of mature trees, hedges and shrubs. The driveway leads to the range of traditional buildings which are located at the rear of the property together with parking area. The rear garden has a vegetable patch area and fruit trees and has a delightful view over the surrounding countryside.

Traditional Buildings

Situated to the rear of the house comprising:

Former Stable 1

14'11" x 10'1" (4.55m x 3.07m)

Light and power, stable door, window to side, connecting door to:

Front Garage

14'11" x 16'0" (4.57m x 4.89m)

Pair of garage doors, stable door and light.

Side Garage

14'7" x 14'0" (4.45m x 4.29m)

Pair of garage doors and light.

Rear Garage

17'6" x 9'8" (5.34m x 2.96m)

Open fronted, wooden partition to adjoining Former Stable 2 and light.

Former Stable 2

14'1" x 9'7" (4.31m x 2.94m)

Stable door to rear and light.

Coal House

9'6" x 6'9" (2.91m x 2.06m)

Interior wooden partition and stable door.

Wood Store

9'6" x 6'0" (2.90m x 1.83m)

With stable door.



Former Pig Sty

9'6" x 6'0" (2.90m x 1.83m)

Stable door.

Garden Store

9'7" x 5'11" (2.93m x 1.82m)

Tenure & Possession

The property is freehold with vacant possession on completion.

Services

Mains electricity and water are connected to the property. Drainage is to a private system. The property benefits from an oil fired central heating system.

Local Authority

Council Tax band D payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of E. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 8748-7128-5380-8850-4996.

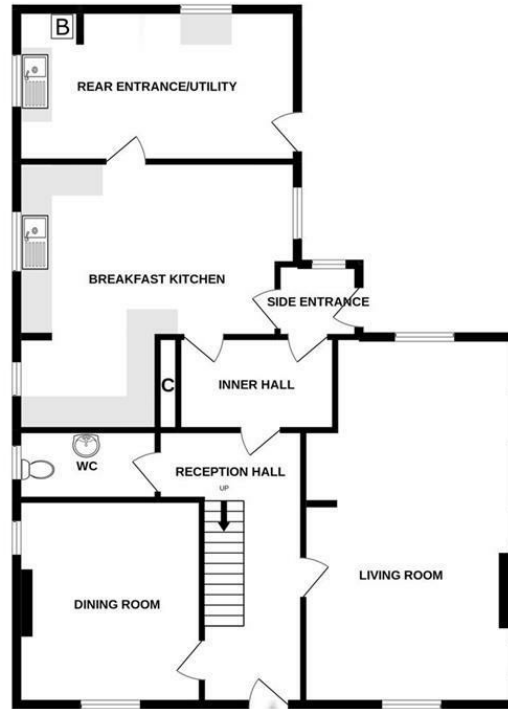
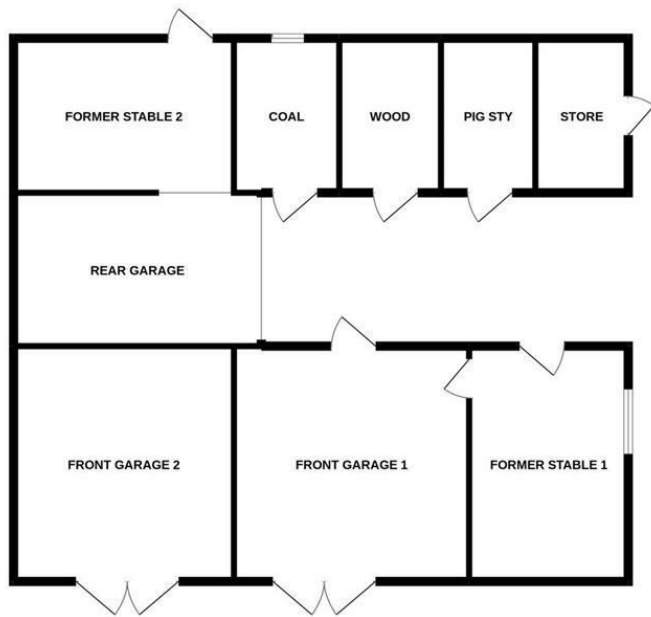
Location

The Laurels is located on the edge of the village of Partney in a secluded setting fronting onto Dalby Road and enjoying open views over the surrounding countryside in an Area of Outstanding Natural Beauty. From the centre of Partney the property can be found by proceeding from the church along Dalby Road for approximately 300m whereupon The Laurels can be found on the right hand side.

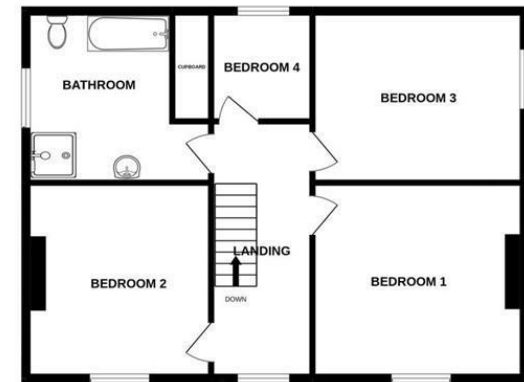
Viewing

Viewing is strictly by appointment through Skegness office.





GROUND FLOOR



1ST FLOOR



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

FLOORPLAN

Not to scale

For identification purposes only

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.

