



Moat Farm Bungalow, Ashby-By-Partney

£270,000



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Willsons
— SINCE 1842 —

Moat Farm Bungalow, Ashby-By-Partney, Spilsby, Lincolnshire, PE23 5RQ

"AGENT'S COMMENTS"

A unique styled detached bungalow set in a semi-rural location on the edge of The Lincolnshire Wolds. This property offers an ample kitchen/diner, traditional pantry, opportunity for a forth bedroom in the loft space, large driveway and garage, uPVC windows and doors throughout and no onward chain.

LOCATION

Ashby by Partney is a hamlet in east Lincolnshire situated approximately 2 miles east of the market town of Spilsby. Spilsby is a market town situated in the edge of the Lincolnshire Wolds with both primary and secondary schools, doctor's surgery, dentists, vets, supermarkets and a range of pubs, restaurants and takeaways. It has a weekly market on a Monday and is served by the Skegness to Lincoln and Mablethorpe to Boston bus routes. There is also a variety of clubs and societies on offer for all ages as well as a theatre.



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Front Of Property

With tarmac driveway leading to the garage and turning area, mainly laid to lawn, bordered with a brick built wall and mature hedging.

Entrance Lobby

11'9" x 9'1" (3.58m x 2.77m)

With tiled flooring and windows to the front and side of the property.

Cloakroom

With tiled flooring, WC and sink.

Store Cupboard

With tiled flooring.

Store/Boiler Room

With tiled flooring and windows to the front and side of the property.

Kitchen/Diner

15'10" x 13'11" (4.83m x 4.24m)

With a tiled flooring, base units with tiled splashbacks, stainless steel sink and taps, space for cooker, extractor fan, oil fired AGA, windows to the front and side of the property.

Pantry

With tiled flooring, original meat store and internal window to entrance lobby.

Hallway

23'4" x 4'4" (7.11m x 1.32m)

With carpeted flooring, airing cupboard and door to the side of the property.

Lounge

13'10" x 12'11" (4.22m x 3.94m)

With carpeted flooring, open fire place with tiled surround, windows to the side and rear of the property.

Bedroom One

13'11" x 9'5" (4.24m x 2.87m)

With exposed wooden floor boards and windows to the side of the property.

Bedroom Two

13'10" x 9'5" (max) (4.22m x 2.87m (max))

With exposed wooden floor boards and windows to the side of the property.

Bedroom Three

13'11 x 12' (4.24m x 3.66m)

With exposed wooden floor boards and windows to the rear of the property.

Bathroom

7'8" x 6'2" (2.34m x 1.88m)

With tiled flooring and walls, bath having electric shower over, heated towel rail, WC, sink, extractor fan and window to the rear of the property.

Garage

19' x 19'3" (5.79m x 5.87m)

With up and over door and power and lighting.

Rear Garden

With mature hedges on all boundaries and predominately laid to lawn.

Services

We understand that mains electricity and water are connected to the property. Heating is fuelled by an oil fired boiler and drainage is to a private system.

Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 0320-2549-8070-2279-2515

Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Viewing

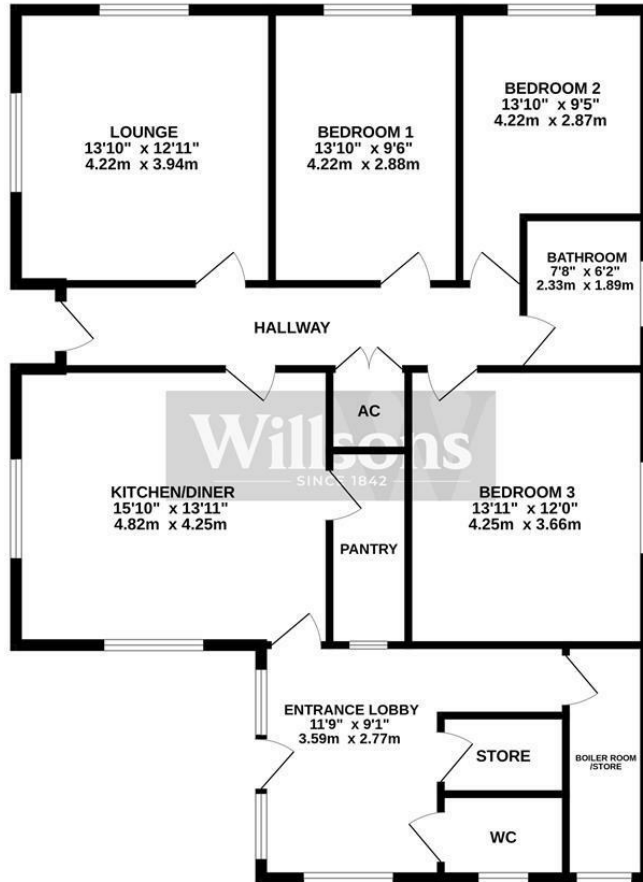
Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words

///staked.kilowatt.chew



GROUND FLOOR
1238 sq.ft. (115.0 sq.m.) approx.

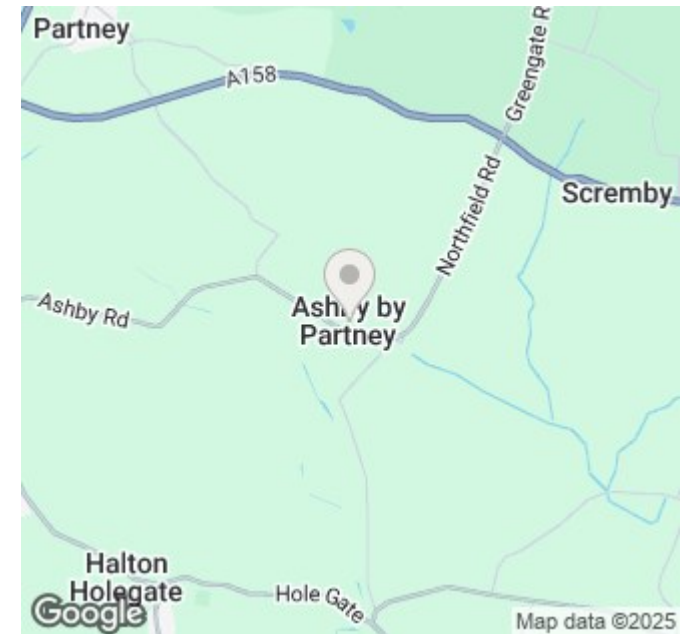


TOTAL FLOOR AREA : 1238 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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FLOORPLAN Not to scale – For identification purposes only

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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.



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