



Willsons

, Scremby Road, Ashby By Partney

£895 Per Calendar  
Month



**Willsons**  
SINCE 1842

, Scremby Road,  
Ashby By Partney, Spilsby,  
Lincolnshire, PE23 5RJ

### "AGENT'S COMMENTS"

*Detached 2 bedroom bungalow set in a semi-rural location on the edge of The Lincolnshire Wolds. The property offers a brand new kitchen, bathroom, 2 bedrooms, and uPVC windows throughout. This property benefits from large front and back gardens, a private driveway and garage.*

### 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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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG  
T. 01754 896100 | E. [rentals@willsons-property.co.uk](mailto:rentals@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

### How to apply for a viewing

If you would like to apply to view this property, please complete and return the application form that can be found on our Willsons website on the property listing. Please note that we cannot arrange any viewings without an application form.

### Viewings

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

### Holding deposit

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent, totaling £206.53 must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

### Deposit

This property requires a deposit of 5 weeks' rent - totaling £1032.69

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

### Accommodation

2-bedroom detached bungalow set in a semi-rural location on the edge of The Lincolnshire Wolds.

### Entrance hall

6'7" x 5'11" (2.01 x 1.81)

Front door, Window, Radiator, Coat hooks, Access to loft, Thermostat, Light, Sockets and switches.

### Living room

15'1" x 13'11" (4.62 x 4.26)

Windows with fitted curtains, Radiator, Aerial and Internet point, Light, Sockets and switches.

### Bathroom

5'4" x 5'4" (1.65 x 1.63)

Window with blinds, Sink, Toilet, Bath with mains shower and shower curtain, Mirror, Shelves, Storage, Extractor, Light, Switch.

### Kitchen

6'5" x 6'3" (1.98 x 1.92)

Window, Radiator, Range of base and wall units, Integrated oven, Counter top hob, Overhead extractor fan, Sink, Space and plumbing for washing machine, Pantry, Fuse box, Light, Sockets and switches.

### Bedroom

8'7" x 8'11" (2.62 x 2.72)

Window with fitted curtains, Radiator, Wardrobe, Light, Sockets and switches.

### Bedroom 2

9'11" x 11'10" (3.03 x 3.63)

Window with fitted curtains, Radiator, Wardrobe, Light, Sockets and switches.

### Conservatory

3'2" x 7'4" (0.98 x 2.24)

Back door, Windows, Aerial point, Washing line, Sockets and switches.

### Garden

Large grass area, two sheds.

### Services

Oil heating throughout, Mains electric and water, Septic Tank.





## 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.

**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.

