

34 Station Road, Firsby

Offers Over £215,000

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Willsons
SINCE 1842

34 Station Road, Firsby, Spilsby, Lincolnshire, PE23 5QR

"AGENT'S COMMENTS"

A detached bungalow situated on a generous plot benefitting from a range of outbuildings, spacious garden with low maintenance areas and ample off road parking. The semi-rural location is perfect for having the best of both worlds, being within a short drive of the market town of Spilsby with its amenities, whilst also having the countryside feel of open field views from the bottom of the garden.

LOCATION

Firsby is a village in East Lincolnshire approx. 5 miles from the market town of Spilsby, 6 miles from Wainfleet, Burgh le Marsh approx. 5 miles away and the coastal town of Skegness approx. 10 miles to the east. All of these towns have a range of shops, primary schools, doctor's surgeries. Spilsby also has a weekly market and secondary school with Wainfleet having a train station. Skegness has a hospital, secondary schools including a grammar and a train station. The neighbouring village of Great Steeping is also home to a primary school.







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Front of Property
The property has timber gates to the front, opening up to a spacious gravel area with ample off road parking, as well as a detached garage with hard standing parking in front. There is a further lawn area and two sets of timber gates leading to the rear garden.

Hallway
With wood effect laminate flooring.

Lounge
15'6" x 11'1" (4.72m x 3.38m)
With brick feature fireplace having open fire and tiled hearth, bay window to front aspect and wood effect laminate flooring.

Kitchen
15'9" x 9'1" (4.80m x 2.77m)
With a range of base and wall units, stainless steel sink, space for oven, ceramic hob, extractor fan, space and plumbing for washing machine, window to rear aspect, tiled floor and French doors to:

Conservatory
12'6" x 9'11" (3.81m x 3.02m)
With floor to ceiling windows, vinyl floor and French doors to garden.

Bedroom One
12'8" x 11'" (3.86m x 3.35m)
With carpeted flooring and window to front aspect.

Bedroom Two
10'3 x 9'1 (into wardrobe alcove) (3.12m x 2.77m (into wardrobe alcove))
With built in wardrobe storage, carpeted flooring and window to rear aspect.

Bathroom
6'10" x 6' (max, into shower) (2.08m x 1.83m (max, into shower))
With vanity sink, jacuzzi bath with dual shower heads over (one direct feed and one attached to the mixer taps), WC, heated towel rail, tiled floor and walls and window to rear aspect.

Rear Garden
The garden wraps around the property and includes a gravel area in front of the second garage providing further parking, raised decking area, grass area, borders of ornamental shrubs and bushes, decorative feature gravelled plant beds, two further outbuildings, greenhouse and patio area to the rear and side.

Garage 1
22'9 x 9'4 (6.93m x 2.84m)
Located at the front of the property with steel double doors to the front, additional door at the rear and power and light connected.

Garage 2
17'10 x 14'3 (5.44m x 4.34m)
Located in the rear garden with steel up and over door and additional side door.

Outbuilding 1
8'8 x 14'3 (2.64m x 4.34m)
Located to the rear of the second garage.

Outbuilding 2
8'4 x 13'5 (2.54m x 4.09m)
With wooden bin store attached.

Energy Performance Certificate
The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 9739-1229-9000-0837-3226

Services
We understand that mains electricity and water are connected to the property. Drainage is to a private system (installed February 2026). Heating is via an oil fired boiler.

Tenure & Possession
The property is Freehold with vacant possession upon completion.

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

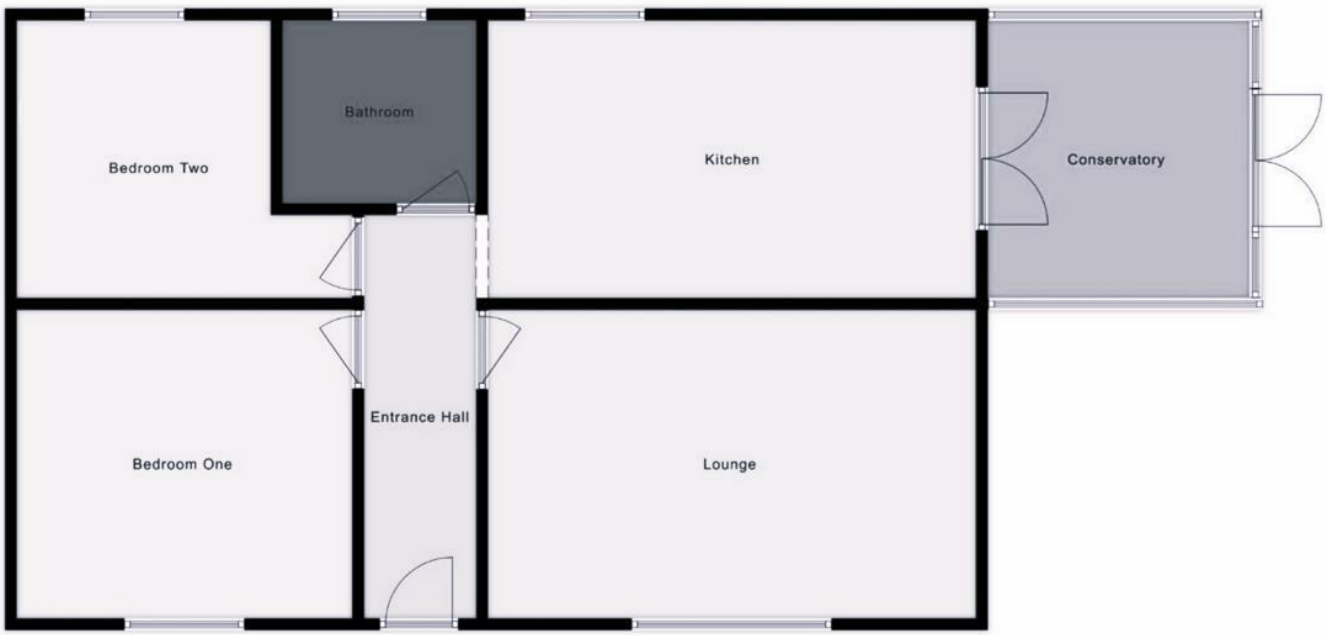
Viewing
Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words
///folks.squeezed.nobody













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.