

Mayfield House, Fendyke Road, Firsby

£380,000

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Willsons
SINCE 1842

Mayfield House, Fendyke Road, Firsby, Spilsby, Lincolnshire, PE23 5QJ

"AGENT'S COMMENTS"

A most pleasant detached house having field views to the front and rear and located in the rural village of Firsby. The property benefits from two reception rooms, utility room, en suite and WC, off road parking, garage and is offered for sale with no onward chain.

LOCATION

Firsby is a rural village in East Lincolnshire situated between the market town of Spilsby, Wainfleet, Burgh le Marsh and the coastal town of Skegness. All of these towns have a range of shops, primary schools and 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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16 Algitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | **E.** skegnesssales@willsons-property.co.uk
https://www.willsons-property.co.uk

Front of Property
With timber fence, borders of hedging, gravel driveway, lawn area, ornamental trees and shrubs and having field view opposite.

Hall
With carpeted flooring.

Lounge
23'2 x 11'10 (7.06m x 3.61m)
With open fireplace having tiled hearth and surround, bay window to front aspect, sliding patio doors to garden and carpeted flooring.

Dining Room
12'10 x 12'10 (3.91m x 3.91m)
With bay window to front aspect, carpeted flooring and access to:

Kitchen
19'11 x 19'11 (6.07m x 6.07m)
With a range of oak base and wall units, Rangemaster oven and hob having Rangemaster extractor hood over, integrated under counter fridge, ceramic sink with drainer and mixer tap, tiled splashbacks, tiled flooring and dual windows to rear aspect. Access to:

Utility
11'3 x 10'10 (max) (3.43m x 3.30m (max))
With base units, space and plumbing for washing machine, space for tumble dryer, window to rear aspect, tiled flooring and side door leading to rear garden. Integral door to garage and access to:

Cloakroom
With WC, sink, window to side aspect and tiled flooring.

Stairs & Landing
With carpeted flooring, storage cupboard to landing and loft access.

Bedroom One
13'10 x 11'10 (4.22m x 3.61m)
With carpeted flooring, window to front aspect and access to:

En Suite
With recessed direct feed shower having tiled walls, vanity sink unit having tiled splashback, WC, extractor fan, laminate flooring and window to front aspect.

Bedroom Two
12'10 x 12'10 (3.91m x 3.91m)
With window to front aspect.

Bedroom Three
12'10 x 9'11 (3.91m x 3.02m)
With carpeted flooring and window to rear aspect.

Bedroom Four
9'10 x 5'9 (3.00m x 1.75m)
With carpeted flooring and window to rear aspect.

Bathroom
With bath, integrated WC and sink vanity unit, shower cubicle with tiled walls, heated towel rail, extractor fan, part tiled walls, window to rear aspect and laminate flooring.

Garage
16'1 x 11'6 (4.90m x 3.51m)
With electric roller door, floor mounted oil central heating boiler, power and light.

Rear Garden
Mainly laid to lawn with gravelled area having paved path, paved area, borders of trees and hedging and field views.

Energy Performance Certificate
The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9816-3012-6209-9732-7200

Services
We understand that mains electricity and water are connected to the property. Heating is via an oil fired central heating boiler and drainage is to a private system.

Local Authority
Council Tax Band 'A' 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
///shift.toasters.carriage



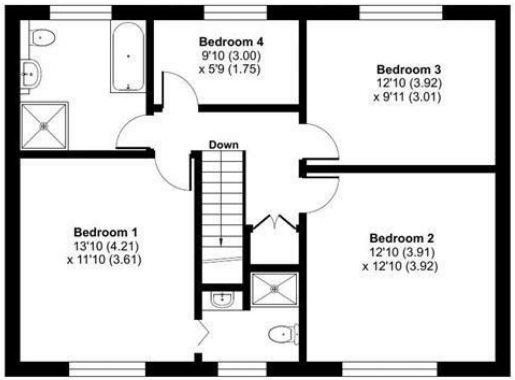




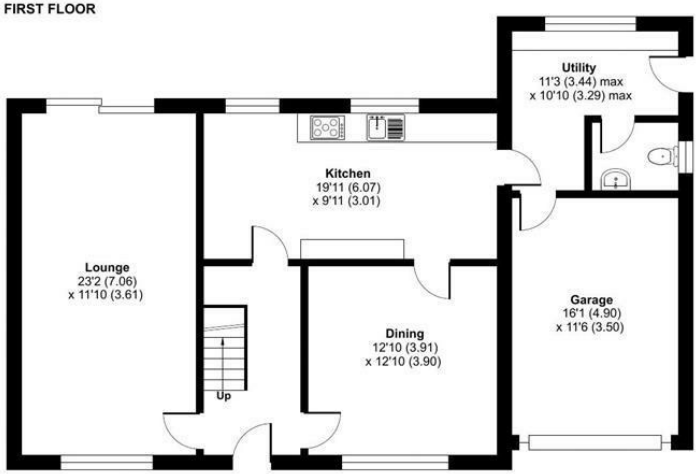
Mayfield House, Firsby, Spilsby, PE23

Approximate Area = 1621 sq ft / 150.5 sq m
Garage = 181 sq ft / 16.8 sq m
Total = 1802 sq ft / 167.3 sq m
For identification only - Not to scale





FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Willsons. REF: 1547454

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.