



## Ashby Road, Spilsby, , PE23 5DW

- Very SPACIOUS 1,425 sq ft, THREE DOUBLE bedroom, THREE LARGE receptions, detached HOUSE with NO 'upward CHAIN'
- Detached DOUBLE GARAGE (having light, power, side window) and PARKING for THREE further cars
- UPVC double glazing including French and external doors, CENTRAL HEATING, exposed floor boards
- UPVC double glazed CONSERVATORY including pitched roof with 2 roof windows, ceiling fan light, power and external French doors
- BATH and SHOWER room (including DOUBLE WIDTH shower fully tiled, bath, hand basin, toilet and built in airing cupboard), 2 x W.C. upstairs and downstairs

- Very GENEROUS 0.15 acre plot (sts) with front GARDEN and PRIVATE fully fenced rear GARDEN including patios and hard standing
- VERY CONVENIENT location, ONLY 535m from the CENTRE of the well serviced historic market town of Spilsby
- Triple aspect LOUNGE (including bay window, French doors to conservatory), dual aspect 2nd RECEPTION, BOTH rooms having wooden floorboards & feature exposed brick fireplaces
- Fitted KITCHEN including walk-in PANTRY Miele electric fan assisted oven, AEG ceramic hob, space/plumbing for dishwasher, UTILITY conservatory including space/plumbing for min of 3 appliances
- FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £200,000\* BIDDING OPENS SHORTLY\* FEES APPLY \* Please go to [hunters.com/auctions](https://www.hunters.com/auctions) to register, log in and bid

**By Auction £160,000**





# Ashby Road, Spilsby, , PE23 5DW

## DESCRIPTION

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £160,000\*

BIDDING CLOSES 23 APRIL 2.30PM \* FEES APPLY \*

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\* OPEN VIEWINGS 11:30am SATURDAY 5th 12th & 19th APRIL 2025 \*

Very spacious 1,425 sq ft, three double bedroom, three large receptions, detached house with a detached double garage (having light, power, side window) and parking for 3 further cars, on a very generous 0.15 acre plot (sts) with front garden and private fully fenced rear garden (including patios and hard standing), all in a very convenient location, only 535m from the centre of the well serviced historic market town of Spilsby, and there is NO 'upward CHAIN'.

The property consists of entrance hall, triple aspect lounge (including bay window, French doors to the conservatory, wooden floorboards and feature exposed brick fireplace with inset timber mantle and flagstone hearth), dual aspect second reception (including wooden floorboards and feature exposed brick fireplace with tiled hearth), UPVC double glazed conservatory (including pitched roof with 2 roof windows, ceiling fan light, power and external French doors), fitted kitchen (including Miele electric fan assisted oven with LCD display, AEG ceramic hob, concealed extractor/filter cooker, space/plumbing for dishwasher and walk-in pantry having light, shelving and window), utility conservatory (including space/plumbing for minimum of 3 appliances and external rear door), boiler store room and a W.C.

Upstairs there is the dual aspect galleried landing, bath and shower room (including double width shower fully tiled, remainder of walls tiled to half height, bath, hand basin, toilet and built in airing cupboard), dual aspect master bedroom with double wardrobe, dual aspect second double bedroom and third double bedroom with built in wardrobe.

Also benefiting from UPVC double glazing including French and external doors, central heating, exposed floor boards









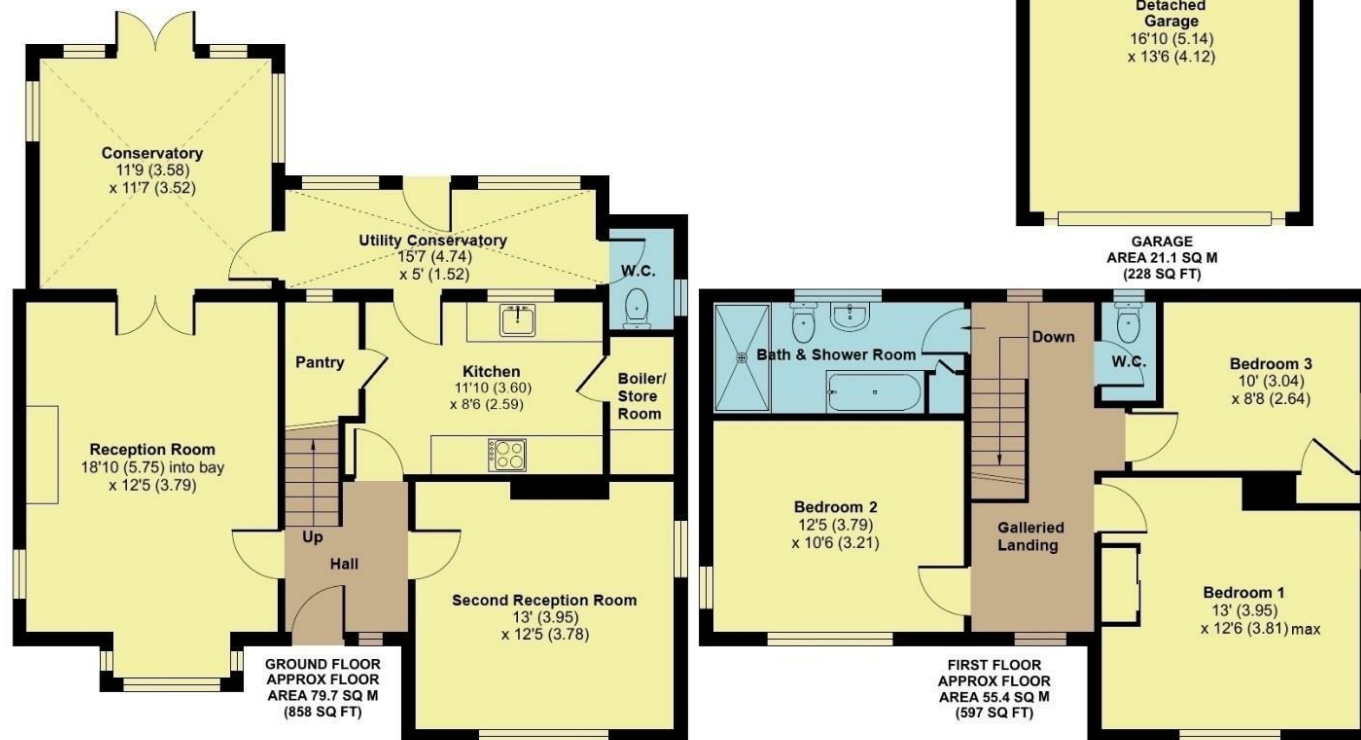
## Ashby Road, Spilsby, PE23

Approximate Area = 1455 sq ft / 135.1 sq m

Garage = 228 sq ft / 21.1 sq m

Total = 1683 sq ft / 156.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1228912

### Viewings

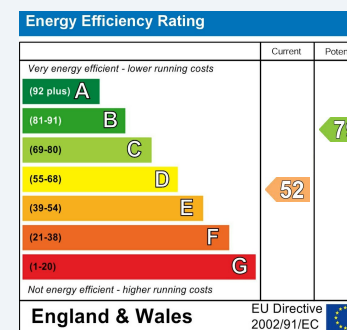
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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