



Brickyard Lane, Hundleby, Spilsby, PE23 5NF

- VERY well presented, SPACIOUS and HIGH SPECIFICATION, REFURBISHED, attractive, detached HOUSE, originally circa 1860, with potential integral ANNEX, NO 'upward CHAIN'
- Includes downstairs POTENTIAL SELF-CONTAINED ANNEX of double bedroom, dining area, kitchen and shower room
- NEW Worcester boiler, NEW kitchen wood burner, NEW underfloor heating to lounge and kitchen diner, NEW Nest remote thermostat control, Electrical RE-WIRED, NEW external render and internal plastering throughout, NEW roof
- Lawned, fenced and PRIVATE rear GARDEN, TWO extensive paved PATIOS including FEATURE pergola covered, SUMMER HOUSE (and attached SHED) with light and power, NEW external lighting and 4 double power sockets, External water including hot & cold SHOWER
- THREE DOUBLE bedrooms, TWO MODERN bathrooms and W.C. (potential shower room), TWO large receptions
- NEW Wren kitchen diner including quartz worktops etc, NEW bathrooms and W.C., NEW UPVC double glazing, 2 pairs NEW French doors and a composite front door, NEW PVC soffits and fascias, NEW flooring including oak
- NEW drive with PARKING for FOUR cars, NEW car charging point
- 300 sq ft LOUNGE (with WOOD BURNER and ceramic herringbone style wooden floorboard effect tiled floor), SECOND RECEPTION with OAK flooring and FRENCH doors to decked seating area

Price £350,000



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DESCRIPTION

This is a very well presented, spacious and high specification, refurbished, attractive, detached house, originally circa 1860 former farmhouse, with 3 double bedrooms, 2 modern bathrooms, upstairs W.C. (potential shower room), and 2 large receptions (includes a downstairs potential self-contained annex of double bedroom, dining area, kitchen and shower room), as well as a new drive with parking for 4 cars, new car charging point and a landscaped private rear garden, on a quiet country lane, only 1 mile to well serviced town center of Spilsby, with NO 'upward CHAIN'.

Other works over this period of refurbishment include new Wren kitchen diner with quartz worktops etc, new bathrooms and W.C, new UPVC double glazing, 2 pairs new French doors and a composite front door, new PVC soffits and fascias, new flooring including oak, new annually serviced Worcester boiler, new kitchen wood burner, new underfloor heating to lounge and kitchen diner, new Nest remote thermostat control, electrical re-wire, new external lighting and power supplies, new external render and internal plastering throughout, new roof etc.

The property consists of entrance lobby, 300 sq ft lounge (with wood burner and ceramic wooden floorboard effect tiled floor), 2nd reception (with oak flooring and French doors to new decked seating area), dual aspect office, modern soft closure fitted Wren kitchen diner (including quartz and hardwood worktops, peninsula unit, Stoves range cooker with 7 gas rings and double oven including fan assisted, French style fridge freezer, wine cooler, AEG dishwasher, wood burner, French doors to rear garden, etc), dual aspect large utility room having oak block worktop, base units, ceramic Belfast style sink, space/plumbing for 3 appliances), downstairs modern shower room (with double width shower).

Upstairs is the modern bath & shower room (including free-standing bath and one and half width shower), modern W.C. (potential shower room) and the 3 generous double bedrooms.





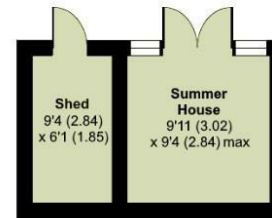
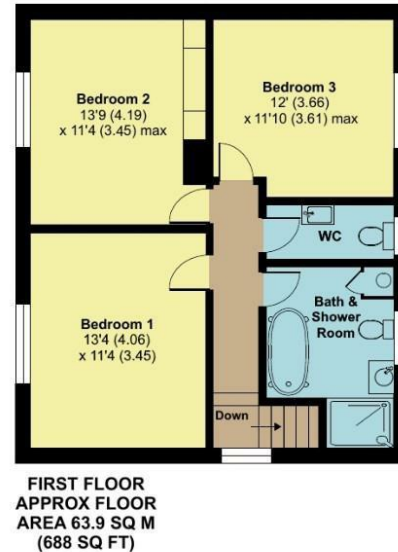
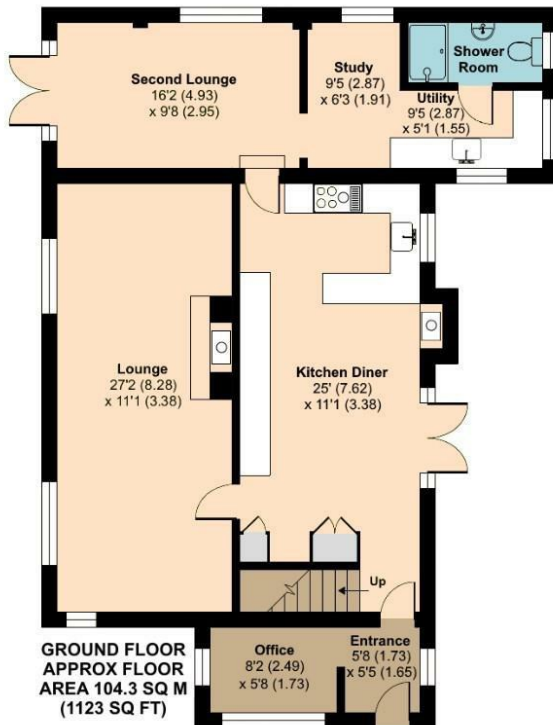
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Approximate Area = 1811 sq ft / 168.2 sq m

Outbuilding = 155 sq ft / 14.3 sq m

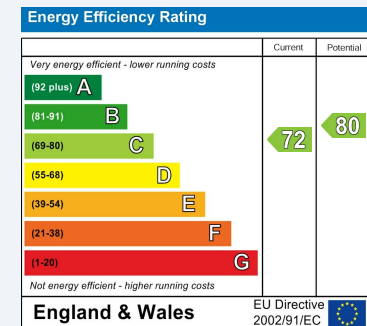
Total = 1966 sq ft / 182.6 sq m

For identification only - Not to scale



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.

Viewings

Please contact 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.