

7 PARK AVENUE
HUNDLEBY SPILSBY
PE23 5LY



A most attractive and spacious four bedroomed detached bungalow located in large grounds in this popular residential cul de sac in the centre of this village overlooking fields to the rear.

The accommodation includes entrance lobby, reception hall, kitchen, dining area, sitting room, cloakroom, bathroom, four bedrooms, side conservatory, garage. double glazed windows, oil fired central heating, extensive grounds with sweeping lawns.

Offers in the region of £225,000

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ACCOMMODATION

ENTRANCE LOBBY

With double glazed door and ceramic tiled floor.

BOILER ROOM

With Boulter oil fired central heating boiler.

RECEPTION HALL

With cloaks cupboard, airing cupboard with hot water cylinder and central heating radiator.

KITCHEN

9' 1" x 14' 8 (2.77m x 4.47m) With single drainer double sink unit with cupboards under, double return laminate worktop with cupboards under, eye level cupboards, tall cupboards (all wood faced units), filter hood, space for dishwasher and fridge and double glazed window. Open plan leading to:

DINING AREA

8' 5" x 9' 2 (2.56m x 2.79m) With central heating radiator and double glazed window.

SITTING ROOM

13' 7" x 23' 11 (4.14m x 7.28m) With brick fireplace enclosing multi fuel stove, three central heating radiators, triple double glazed patio door and double glazed window.

CLOAKROOM

With low flush WC, pedestal wash basin, panel heater and double glazed window.

BEDROOM ONE

11' 3" x 10' 9 (3.43m x 3.27m) With built in wardrobe, central heating radiator and double glazed window.

BATHROOM

With panelled bath, pedestal wash basin, shower cubicle, low flush WC, central heating radiator, double glazed window and ceramic tiled floor.

BEDROOM TWO

11' 3" x 10' 4 (3.43m x 3.15m) With central heating radiator and double glazed window.

BEDROOM THREE

12' 4" x 10' 8 (3.76m x 3.25m) With central heating radiator and double glazed window. (optional mirror fronted wardrobe).

BEDROOM FOUR

9' 2" x 10' 3 (2.79m x 3.12m) With central heating radiator and double glazed window.



CONSERVATORY / UTILITY ROOM

18' 3" x 6' 6 (5.56m x 1.98m) With cupboard unit, plumbing for automatic washing machine and double glazed windows and doors.

GARAGE

20' 4" x 10' 10 (6.19m x 3.30m) With steel up and over door and oil storage tank.

GENERAL

This spacious detached property is approached over a paver drive and possesses extensive grounds comprising lawns, shrubs and trees. There is also a paved patio area. In addition there are three garden sheds and an aluminum glass house. A ride on mower may be purchased on further negotiation. In addition, there are double gates on the side of the bungalow giving access to the rear garden. The grounds extend to approximately 0.6 of an acre.

LOCATION

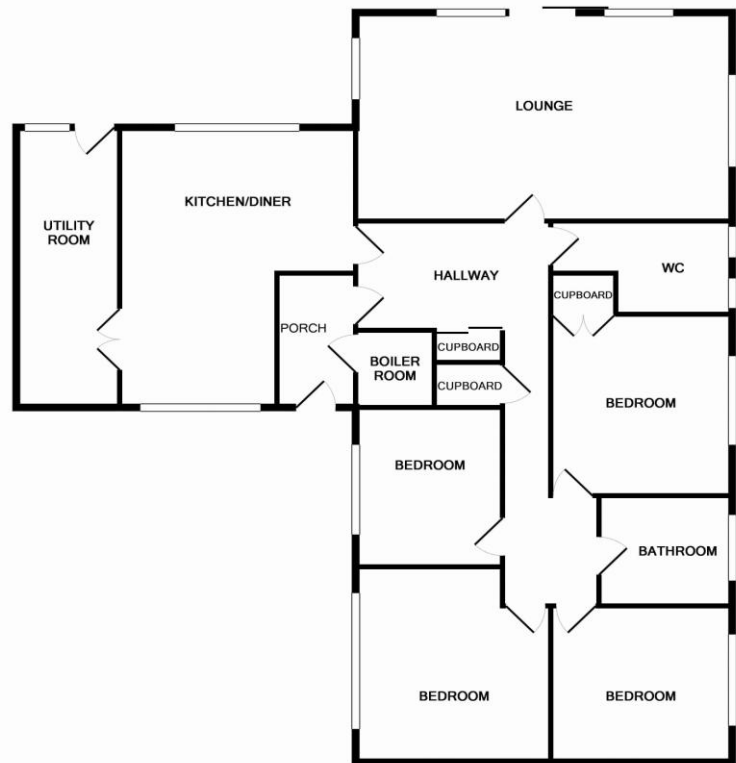
This property is located in a small residential cul de sac in the centre of the village which is approximately 1 mile from the market town and shopping centre of Spilsby. The Coastal resort of Skegness is approximately 14 miles, Boston with rail links to main east coast routes is approximately 16 miles. To the north and west lie the Lincolnshire Wolds much of which are designated an Area of Outstanding Natural Beauty.

TENURE

The property is understood to be freehold.

VIEWING

By appointment only with the agents office Spilshv on 01790 752 151.



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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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INFORMATION & SERVICES

MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

THINKING OF SELLING?

If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.

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If you require independent mortgage advice please contact our Independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.

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Energy Performance Certificate



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7, Park Avenue, Hundleby, SPILSBY, PE23 5LY

Dwelling type: Detached bungalow	Reference number: 0125-2805-7427-9224-4251
Date of assessment: 25 February 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 26 February 2014	Total floor area: 130 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,935
Over 3 years you could save	£ 1,911

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 402 over 3 years	£ 201 over 3 years	<div style="background-color: #0070C0; color: white; padding: 10px; border: 1px solid white;"> <p style="margin: 0; font-weight: bold;">You could save £ 1,911 over 3 years</p> </div>
Heating	£ 3,660 over 3 years	£ 2,430 over 3 years	
Hot Water	£ 873 over 3 years	£ 393 over 3 years	
Totals	£ 4,935	£ 3,024	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #0070C0; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #0070C0; color: white; text-align: center;">(81-91) B</td> <td style="background-color: #0070C0; color: white; text-align: center;">(69-80) C</td> <td style="background-color: #0070C0; color: white; text-align: center;">(55-68) D</td> <td style="background-color: #0070C0; color: white; text-align: center;">(39-54) E</td> <td style="background-color: #0070C0; color: white; text-align: center;">(21-38) F</td> <td style="background-color: #0070C0; color: white; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="6" style="font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="border: 1px solid black; width: 50%; text-align: center; font-weight: bold;">Current</td> <td style="border: 1px solid black; width: 50%; text-align: center; font-weight: bold;">Potential</td> </tr> <tr> <td style="text-align: center; font-size: 2em;">57</td> <td style="text-align: center; font-size: 2em;">81</td> </tr> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs						Current	Potential	57	81	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
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Not energy efficient - higher running costs																		
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 249	✔
2 Floor insulation	£800 - £1,200	£ 603	✔
3 Low energy lighting for all fixed outlets	£75	£ 153	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

