

42 ASHBY MEADOWS
SPILSBY
PE23 5DN



A modern three bedroom semi detached house located in a cul de sac in this popular residential area on the edge of the town and therefore convenient for the main amenities.

The accommodation includes reception hall, cloakroom, sitting room, breakfast kitchen, conservatory, three bedrooms, bathroom, garden comprising lawns, borders and shrubs with a timber garden shed. There is two dedicated car parking spaces.

£124,500

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ACCOMMODATION

RECEPTION HALL

With central heating radiator and double glazed door.

CLOAKROOM

With low flush wc., wash basin, central heating radiator, extractor fan, half tiled walls and double glazed window.

SITTING ROOM

16' 2" x 11' 6" (4.93m x 3.51m)(maximum) With central heating radiator, built-in cupboard and double glazed window.

BREAKFAST KITCHEN

9' 8" x 14' 7" (2.95m x 4.44m) With one and a half bowl stainless steel sink unit and cupboards under, return laminate worktop with cupboards under, eye level cupboards, Tricity Bendix oven, separate hob and filter hood over, plumbing for automatic washing machine, Worcester wall mounted gas fired central heating boiler, double glazed window and central heating radiator.

CONSERVATORY

10' 7" x 6' 9" (3.23m x 2.06m) With double glazed windows and double glazed french door to garden, ceramic tiled floor, fan and light.

STAIRS TO LANDING

With linen cupboard and central heating radiator.

BEDROOM ONE

8' 11" x 14' 8" (2.72m x 4.47m) With double glazed window and central heating radiator.

BATHROOM

With shower cubicle, pedestal wash basin, low flush wc., central heating radiator, half tiled walls, extractor fan, shaver light and double glazed window.

BEDROOM TWO

11' 2" x 6' 10" (3.4m x 2.08m) With central heating radiator and double glazed window.

BEDROOM THREE

7' 9" x 7' 5" (2.36m x 2.26m) With central heating radiator and double glazed window.

LOCATION

This modern semi detached house is located in a popular residential cul-de-sac on the edge of the town. It is therefore convenient for the main amenities. Spilsby is a thriving market town which is approximately 12 miles from the coastal resort of Skegness. Boston with railway station linking to main line routes is approximately 15 miles. To the north and west lie the Lincolnshire Wolds, much of which are designated 'An Area of Outstanding Natural Beauty'.

GENERAL

This house possesses a garden to the rear comprising lawns, borders and shrubs. There is also a timber garden shed. To the front of the property there are two dedicated car parking spaces. The property has a part boarded loft and light.



TENURE

The property is understood to be freehold. .

SERVICES

Mains electricity, gas, water and drainage are understood to be connected. The agents have not tested or inspected any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Turner Evans Stevens office in Spilsby.

Energy Performance Certificate



42, Ashby Meadows
SPILSBY
PE23 5DN

Dwelling type: Semi-detached house
Date of assessment: 19 March 2008
Date of certificate: 20 March 2008
Reference number: 0541-2851-6475-0898-9435
Total floor area: 71 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	79	81
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	76	79
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	174 kWh/m ² per year	154 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	1.8 tonnes per year
Lighting	£36 per year	£36 per year
Heating	£219 per year	£201 per year
Hot water	£78 per year	£67 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome



INFORMATION & SERVICES

MEASUREMENTS

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

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