CHOICE PROPERTIES

Estate Agents

Rowans Spilsby Road, Partney, PE23 4PF

Reduced To £385,000



Situated in a quiet village setting of Partney, Choice Properties are delighted to present to you this most attractive, charming home which sits in the most picturesque and beautiful grounds. This super home offers newly laid carpets and flooring throughout, newly fitted kitchen and bathroom and even newly fitted front windows and doors with new fascia's and guttering toboot. If you are looking for an idyllic rural retreat this home could be just for you and we encourage you to book an appointment to view at your earliest convenience.

The well laid out internal accommodation is both beautifully presented and benefits from UPVC Double Glazing and Oil Fired Central Heating. The internal accommodation consists of :-

Front Composite Entrance Door
Leading you straight into :

Hallway
17'2" x 5'1"
Radiator. Power Points. Stairs leading to First Floor Landing.

Kitchen
14'11" x 11'11"
Newly fitted navy wall & base units with worksurfaces over. Electric oven with extractor hood over. 1.5 sink unit with stainless steel tap and drainer. Partly tiled. Radiator. Power Points. Integrated oven and microwave. Space for 'American Style' Fridge/Freezer. Door to :

Utility Room
7'1" x 9'9"
Worksurface with space for tumble dryer and plumbing for washing machine & dishwasher. Power Points. Radiator. Worcester Boiler. UPVC Door to Rear Garden.

Living Room
14'0" x 16'10"
Large Bow Window to Front. Radiator. Power Points. TV Aerial Point. Stone Fireplace featuring Multi-Fuel Burner. Dado Rail. Opening through to :

Dining Room
10'11" x 11'4"
Radiator. Power Points. Dado Rail. TV Aerial Point. Sliding Doors to :

Conservatory
11'3" x 7'7"
Power Points. French Doors to Rear Garden.

WC
7'1" x 3'1"
Low Level Flush WC & Wash Hand Basin. Radiator.

Study / Bedroom 4
10'0" x 11'11"
Radiator. Power Points. Dado Rail. Telephone Point.

Landing
5'2" x 2'9"
Radiator. Power Points. Telephone Point. Velux Windows. Storage Cupboard housing Hot Water Cylinder.

Bedroom 1
9'9" x 10'2"
Radiator. Power Points. TV Aerial Point. Fitted Wardrobes. Door to :

En-suite
5'2" x 6'2"
Corner shower cubicle, push button flush WC and pedestal wash hand basin with mixer taps. Heated towel radiator. Velux window. Access to eave storage.

Bedroom 2
9'9" x 10'11"
Radiator. Power Points. Built-in Storage Cupboard & Access to eave storage.

Bedroom 3
9'9" x 10'4"
Radiator. Power Points. Access to eave storage.

Bathroom
5'2" x 10'4"
Newly fitted bathroom suite consisting of walk in shower, roll top bath, push button flush WC and pedestal wash hand basin with stainless steel tap. Partly tiled. Extractor Fan.

Garage & Driveway
10'0" x 20'1"
Up & Over Door. Power & Lighting. Personal Access Door to side. The property benefits from a sweeping driveway from the road which allows parking for multiple vehicles and access to the garage.

Garden
This property sits on land which measures approximately 3/4 acres (sts) and is laid to lawn. There are well established trees and shrubs bordering this plot which gives the property plenty of security and privacy. To the rear of the property is a vegetable garden, greenhouse and oil tank. A stream runs down the right of the property.

Tenure
Freehold

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

Viewing Arrangements
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

































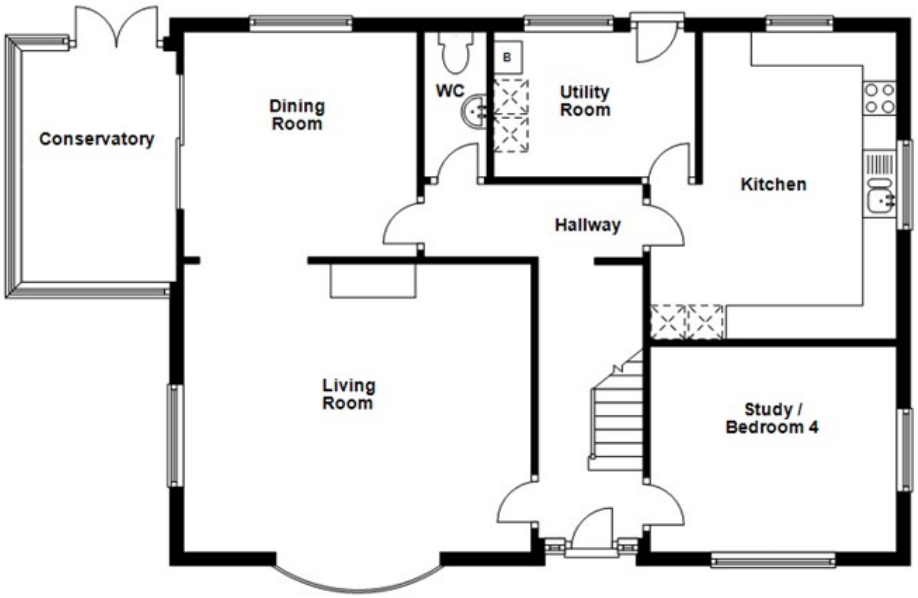


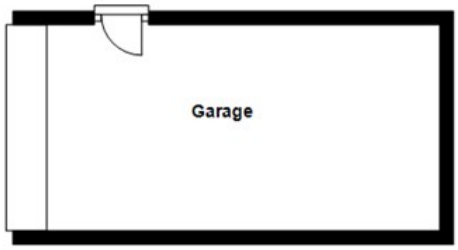




Ground Floor

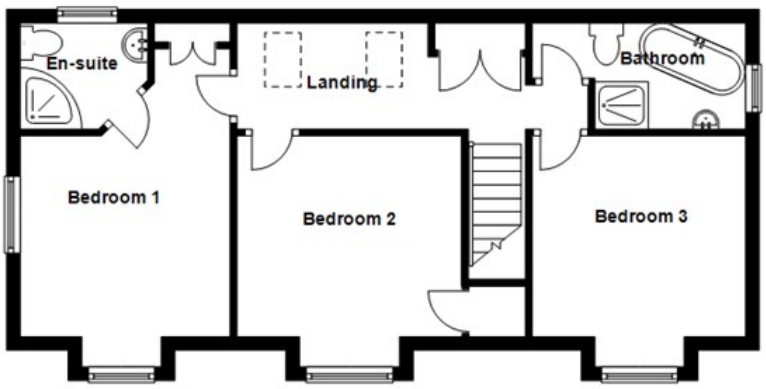
Approx. 107.8 sq. metres (1160.0 sq. feet)





First Floor

Approx. 51.4 sq. metres (553.7 sq. feet)



Total area: approx. 159.2 sq. metres (1713.8 sq. feet)

Directions

From our Alford office head East to the junction at the Church. Turn left onto High Street/West Street and continue on this road leaving Alford. At Ulceby Cross Roundabout, take the second exit and continue on the A16 until you get to the Partney Pumps Roundabout where you take the first exit towards Skegness. Turn left onto Sausthorpe Road and take the turning for the Petrol Station, 'Rowans' can be found dead ahead.

