

HONEYSUCKLE COTTAGE SPILSBY PE23 5JB



A delightful three bedroom detached cottage located in a quiet part of the town and therefore convenient for the main amenities.

The accommodation includes Reception lobby, sitting room, kitchen, shower room, landing, bathroom, three bedrooms, car port and a lean-to conservatory.

Offers in the region of £89,950

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LINCOLNSHIRE'S LEADING ESTATE AGENCY GROUP

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ACCOMMODATION

ENTRANCE PORTICO

RECEPTION LOBBY

With electric night storage heater.

SITTING ROOM

18' 9" x 14' 7" (5.72m x 4.44m) With decorative fire place surround and electric fire fitted, electric night storage heater.

KITCHEN

12' 1" x 8' 0" (3.68m x 2.44m) With single drainer sink unit with cupboards under, return laminate worktop with cupboards under, eye level cupboards, Indesit oven and separate hob with filter hood over, electric night storage heater, and plumbing for automatic dishwasher.

SHOWER ROOM

With shower cubicle with Triton shower fitted, pedestal wash basin and low flush WC. Stairs to landing: With airing cupboard with hot water cylinder and electric night storage heater.

BATHROOM

With panelled bath, pedestal wash basin and low flush WC.

BEDROOM ONE

9' 0" x 8' 3" (2.74m x 2.51m) With electric night storage heater.

BEDROOM TWO

9' 5" x 8' 3" (2.87m x 2.51m) With electric night storage heater.

BEDROOM THREE

10' 0" x 14' 10" (3.05m x 4.52m) With electric night storage heater.

OUTSIDE

LEAN TO GLASS HOUSE

4' 10" x 11' 10" (1.47m x 3.61m) With plumbing for automatic washing machine.

GENERAL

This attractive town cottage has considerable charm and character and possesses a small courtyard garden area to the front.



LOCATION

This property is located in a quiet side street on the edge of the town centre and is therefore convenient for the main amenities. Spilsby is an active market town and shopping centre which is approximately 12 miles from the coastal resort of Skegness and approximately 15 miles from Boston from with rail links to main east coast routes. To the north and west lie the Lincolnshire Wolds, much of which are designated an Area of Outstanding Natural Beauty.

TENURE

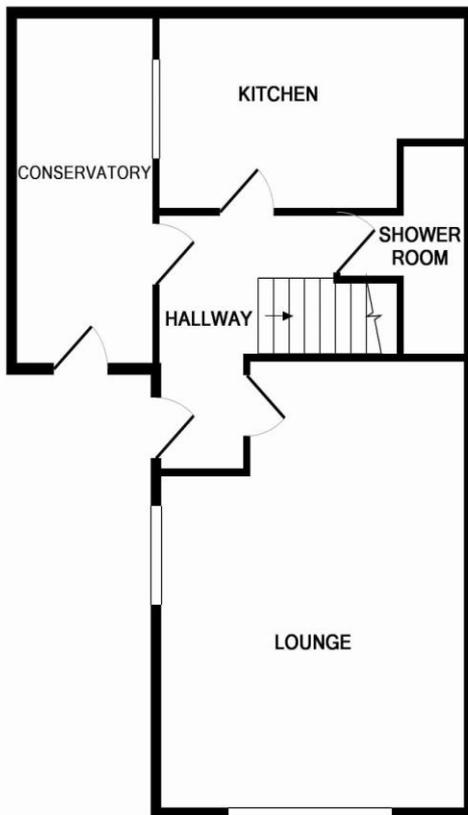
The property is understood to be freehold.

SERVICES

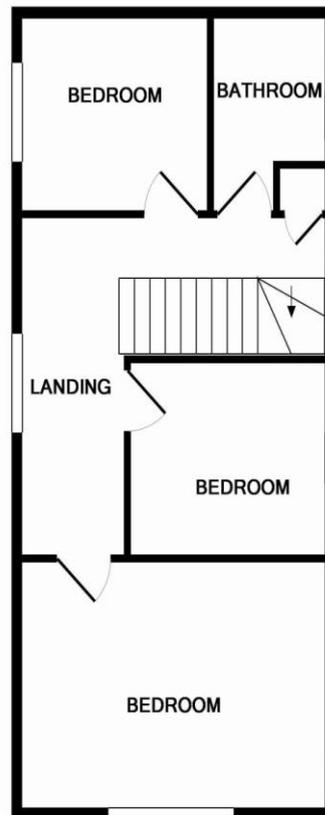
Mains electricity water and drainage are all understood to be connected. The agents have not tested or inspected any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By the agents office Spilsby 01790 752 151 or spilsby@tes-property.co.uk



GROUND FLOOR



1ST FLOOR

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.

MORTGAGES & FINANCE

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.

SURVEYS

We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.

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We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.

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We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.

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If you are extending for building, we can arrange a full design and supervision service from an extension to a complete new home build, and we provide the architects and surveyors certificates on completion.

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Notice is hereby given that these particulars are set out for the guidance of proposed purchasers, and although due care is taken in their preparation and they are believed to be correct, proposed purchasers must not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. These particulars are issued on the understanding that all negotiations are carried out through the agents Turner Evans Stevens but they do not constitute an offer or contract. Any price quoted in these particulars is subject to contract. No person employed by Turner Evans Stevens Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Performance Certificate

Honeysuckle Cottage, High Street, SPILSBY, PE23 5JH

Dwelling type: Detached house	Reference number: 0202-2859-7823-9097-1131
Date of assessment: 11 February 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 11 February 2013	Total floor area: 89 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:	£ 4,521
Over 3 years you could save	£ 2,673

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	
Heating	£ 3,576 over 3 years	£ 1,395 over 3 years	
Hot Water	£ 747 over 3 years	£ 255 over 3 years	
Totals	£ 4,521	£ 1,848	<div style="border: 1px solid green; padding: 5px; background-color: #c8e6c9; display: inline-block;"> You could save £ 2,673 over 3 years </div>

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

Current	Potential
37	84

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,617	✔
2 Floor insulation	£800 - £1,200	£ 357	✔
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 57	✔

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.

