



5, Hundleby Road, Spilsby

£225,000



Willsons
SINCE 1842

5, Hundleby Road,
Spilsby, Lincolnshire,
PE23 5LP

"AGENT'S COMMENTS"

This semi-detached house is situated within walking distance of the local amenities in the popular town of Spilsby and the outskirts of the sought after village of Hundleby. Offering 3 bedrooms, living room, dining room, utility room, garage and driveway with parking area. Benefitting from gas central heating, predominantly uPVC double glazing and No Onward Chain.

LOCATION

Spilsby is a market town situated in the Lincolnshire Wolds approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local Shops, Supermarkets, Doctors and Dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston Bus routes and holds a weekly Monday Market as well as a number of clubs for all ages.



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Front of Property

Set to areas of lawn with borders of shrubs and flowers, wrought iron entrance gates onto concrete driveway and parking area, patio slab feature area to front door, dwarf walls of concrete decorative blocks to the front and right hand side of the property and fence to the left hand side.

Entrance Hall

6'2" max x 14'9" (1.9m max x 4.5m)

"L"-shaped hallway with telephone point to include cable splitter running into bedroom three, radiator, cupboard under the stairs used as a pantry and carpeted flooring.

Under Stairs Pantry

4'11" x 2'11" (1.5m x 0.9m)

With sliding door, power and lighting, window to the front of the property and vinyl flooring.

Living Room

12'1" x 11'9" (3.7m x 3.6m)

With built-in storage cupboard to the left side of the chimney breast, gas fire, Maxi Bermuda back boiler, television point, radiator, window to the rear of the property and carpeted flooring.

Kitchen

9'11" x 6'2" (3.03m x 1.90m)

With wall and base units, integrated cooker and gas hob with freestanding extractor fan over, small breakfast bar, tiled splashbacks, two windows to the front of the property and carpet-tile flooring.

Utility Room

9'10" x 7'10" (3m x 2.4m)

With wall and base units, space and plumbing for washing machine, space for tumble dryer, electric heater, wooden windows to the rear and side of the property, aluminium double glazed personnel door leading to the rear garden and carpet-tile flooring.

WC

6'5" x 2'9" (1.96m x 0.85m)

With WC, wooden part-glazed door, window into utility room and linoleum floor tiles.

Dining Room

10'5" max x 12'1" (3.2m max x 3.7m)

With chimney breast, television point, radiator, window to the rear of the property and carpeted flooring.

First Floor Landing

6'2" x 9'2" (1.9m x 2.8m)

"L" shaped landing with loft hatch access, window to front of the property and carpeted flooring.

Bedroom One

12'1" max x 11'8" (3.7m max x 3.57m)

Double bedroom with radiator, window overlooking the rear garden, television point, built-in storage (0.76m x 0.85m) to include immersion tank and shelving storage above, carpeted flooring.

Bedroom Two

11'9" x 8'10" (3.6m x 2.7m)

Double bedroom with radiator, window overlooking rear garden, built-in wardrobes and carpeted flooring.

Bedroom Three

9'4" max x 9'5" (2.87m max x 2.89m)

Single bedroom with radiator, window overlooking front garden, built-in storage cupboard with shelving and carpeted flooring.

Wet Room

6'2" x 5'6" (1.9m x 1.7m)

Recent wet room with part-tiled walls, wash basin, WC, radiator, electric shower, wet room flooring and window to the side of the property.

Garage

10'2" x 20'8" max (3.11m x 6.32m max)

With personnel door and electric roller shutter garage door, wooden part-glazed personnel door leading to utility room, loft hatch, power and lighting and concrete flooring.

Rear Garden

With open views to the rear, slabbed patio area, raised borders, concrete pathways, concrete sectional shed, dwarf wall features and fencing providing boundaries to three sides of the garden.

Tenure and Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains gas, electricity, water and drainage are connected to the property.

Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel 01507 601111.

Energy Performance Certificate

The property has an energy rating of D The full report is available from the agents or by visiting www.epcregister.com Reference Number - 2602-3036-1207-6874-1204

Directions

From the main A16 Louth-Boston Road, on reaching the town of Spilsby turn left into Hundleby Road, the property is then immediately on the left.

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Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.



5 Hundleyby Road
Spilsby
PE23 5LP



Floor Plan

Total area: approx. 110.7 sq. metres (1191.2 sq. feet)

FLOORPLAN Not to scale – For identification purposes only

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.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

