



16 Woodlands Avenue, Spilsby

£75,500



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**Willsons**  
SINCE 1842

16 Woodlands Avenue  
Spilsby  
Lincolnshire, PE23 5EP

### "AGENT'S COMMENTS"

*This spacious first floor flat situated within walking distance of the local amenities in the popular town of Spilsby. Offering 2 bedrooms, lounge, bathroom and enclosed rear garden Benefitting from gas central heating, uPVC double glazing throughout and No Onward Chain.*

### LOCATION

*Spilsby is a market town situated in the Lincolnshire Wolds approx. 12 miles from the coastal resort of Skegness, approx. 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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SINCE 1842

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<https://www.willsons-property.co.uk>

### **Accommodation:**

Access is gained via a recessed porch with entrance door to stairs leading to:

### **First Floor Landing**

Having built-in cupboard, Upvc double glazed window, radiator, loft hatch.

### **Kitchen**

8'0" x 8'0" (2.46m x 2.44m )

Fitted with a range of wall and base units with worksurfaces, inset stainless steel single drainer sink unit with mixer tap, splash-back tiling, wall mounted gas central heating boiler, Upvc double glazed window, space and plumbing for washing machine, door to:

### **Walk-in Larder**

With shelving.

### **Lounge**

13'10" x 11'5" (4.24m x 3.5m )

Having Upvc double glazed picture window, radiator, coving to ceiling, feature fireplace with electric fire.

### **Bedroom 1**

11'5" x 10'9" (3.48m x 3.29m)

Upvc double glazed window, radiator, storage cupboard with shelving.

### **Bedroom 2**

11'5" x 6'10" (3.49m x 2.1m)

Upvc double glazed window, radiator, recessed cupboard with shelving.

### **Bathroom**

8'1" x 5'0" (2.48m x 1.53m)

Comprising bath with electric shower over, wc and wash basin, tiling to walls, panelled ceiling, radiator, Upvc double glazed window.

### **Exterior:**

The property benefits from an enclosed rear garden being laid to lawn and having a concrete store shed. The adjoining store shed belongs the ground floor flat to which the owners have a right of access to the store at any time. Please note that the front garden area belongs to the ground floor flat. There is also an external bin area and a built-in storage cupboard to the side of the entrance door.

### **Tenure & Possession:**

The property is Leasehold and is held under a lease dated 20.01.89 for a period of 125 years. Vacant possession upon completion.

### **Services:**

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

### **Local Authority:**

Council Tax Band A payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### **Energy Performance Certificate:**

The property has an energy rating of C. The full report is available from the agents or by visiting [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate) Reference Number: 9340-3921-5200-3022-2200

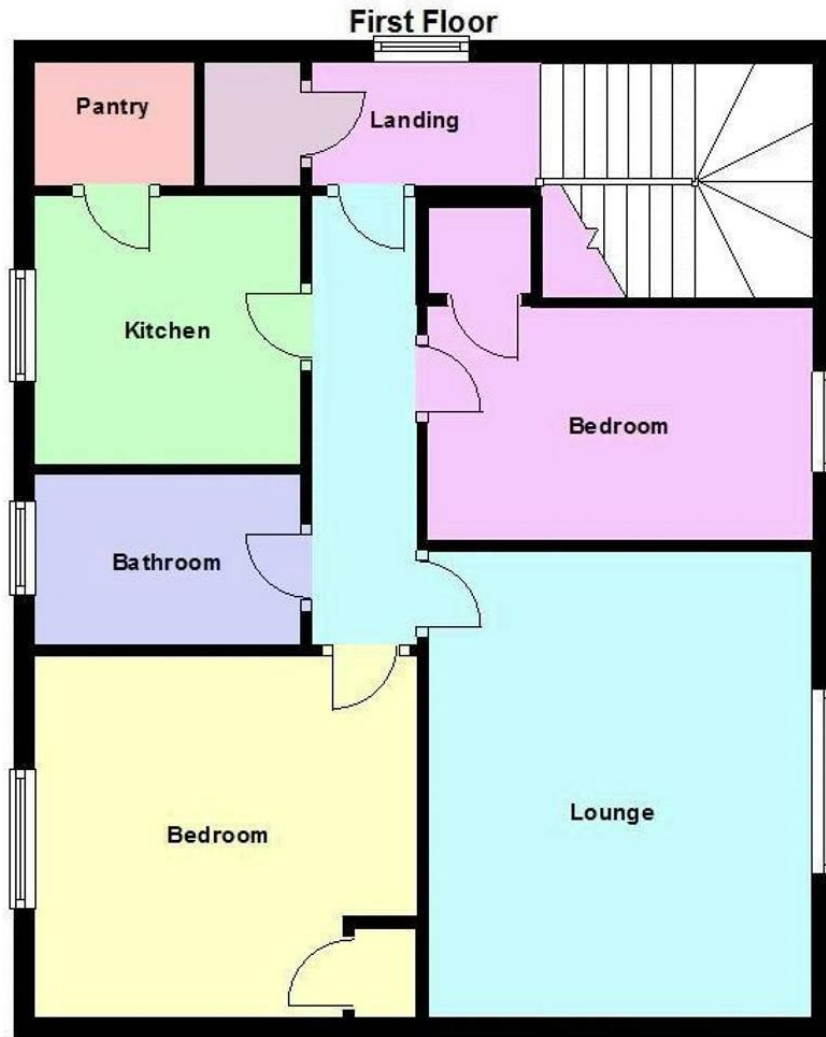
### **Directions:**

From Spilsby market place travel along Church Road and turn right into West End, at the end turn right into Woodlands Avenue where the property can be found on the right hand side.

### **Viewing:**

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





**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.

