



17 Reynard Street, Spilsby

£249,950



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Willsons
SINCE 1842

17 Reynard Street
Spilsby
Lincolnshire, PE23 5JB

"AGENT'S COMMENTS"

3 Bedroom detached dormer bungalow with parking being conveniently situated for the centre of this popular market town. The accommodation comprises: reception hall, lounge, 22ft dining kitchen, conservatory, ground floor bedroom and bathroom, 2 first floor bedrooms and shower room. The property benefits from Upvc double glazing and gas fired central heating, and is offered for sale with 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.



Willsons
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Accommodation

A Upvc double glazed entrance door with side screen opens into:

Reception Hall

15'3" x 6'1"

Stairs to the first floor, radiator.

Lounge

15'11" x 11'11"

Upvc double glazed bow window to front, radiator, TV point.

Dining Kitchen

22'8" x 10'9"

Equipped with a range of light oak style wall and base units with worksurfaces incorporating single drainer sink with mixer tap, inset 4 ring gas hob with extractor hood over, built-in double electric oven, splash-back tiling, integrated Worcester gas central heating boiler, inset ceiling spotlights, Upvc double glazed window to front and side, pair of Upvc double glazed doors opening to:

Conservatory

17'6" x 8'10"

Of Upvc double glazed construction on a brick base with double glazed roof, double doors opening to garden.

Ground Floor Bedroom

13'4" x 10'4"

Upvc double glazed window to rear, radiator.

Bath-shower Room

8'7" x 6'10"

Comprising panelled bath, corner shower cubicle with direct shower, wc, wash handbasin, radiator, tiled walls, extractor fan, Upvc double glazed window to rear.

First Floor Galleried Landing

With double glazed skylight window.

First Floor Bedroom 1

16'0" x 9'10"

Double glazed skylight window, radiator, hatch to loft space.

First Floor Bedroom 2

10'10" x 9'10"

Double glazed skylight window, 2 radiators.

Shower Room

6'9" x 6'0"

Comprising shower cubicle with direct shower, wc, wash handbasin, radiator, tiled walls, Upvc double glazed window to rear.

Exterior

The property has a vehicular and pedestrian right of way over the roadway which connects it to Reynard Street having a parking area to the front. Please see note at the end of these particulars regarding the garage.

Gardens

The side garden is laid to lawn with apple tree, shrubs, gravelled bed. the rear garden has shrub beds and concrete paths.

Tenure & 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 'C' 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.epcregister.com Reference Number: 0390-2057-5280-2627-7985

Viewing

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

Directions

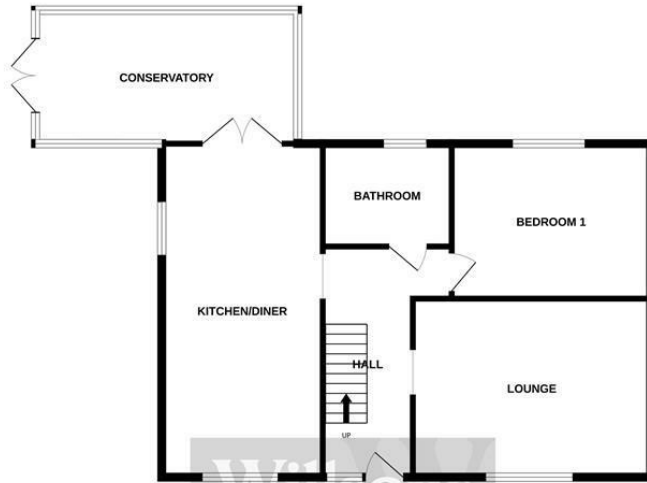
To visit the property proceed out of Alford on the A1104 road, at the Ulceby Cross roundabout roundabout, take the second exit onto the A16 and continue over Partney roundabout towards Spilsby, at the crossroads turn left into Spilsby, take the third left turn into Ashby Road then turn right into Reynard Street where the property can be found on the left hand side.

IMPORTANT NOTE REGARDING THE GARAGE

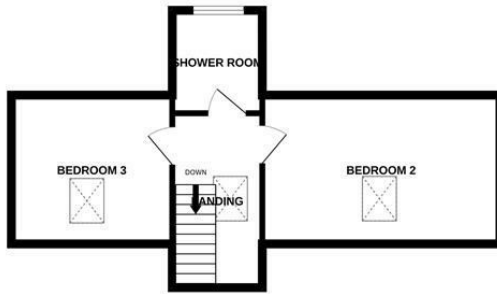
Please note that the garage, outlined in blue on the plan is not presently registered to the property. The vendors and their solicitors are presently taking steps to get the garage and the land upon which it sits registered to them as the garage has been built and used for a period of more than 10 years. Once this has been achieved then the garage can be sold together with the rest of the registered land under a possessory title.



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



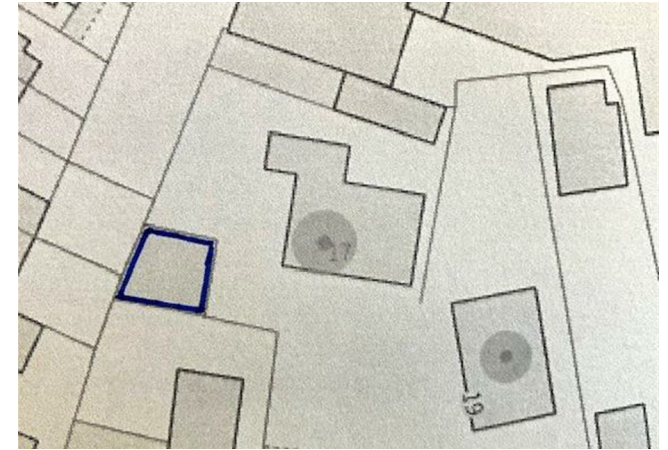
1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1247 sq.ft. (115.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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FLOORPLAN Not to scale – For identification purposes only

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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.

