



22, Main Road, Hundleby, Spilsby

£145,500



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**Willsons**  
SINCE 1842

22, Main Road,  
, Hundleby, Spilsby,  
Lincolnshire, PE23 5LS

### "AGENT'S COMMENTS"

*An opportunity to purchase a traditional 2 bedroom cottage in this popular 'Wolds edge' village location to the east of the market town of Spilsby. The accommodation comprises: lounge, dining room and kitchen, 2 first floor bedrooms and bathroom, having the benefit of Upvc double glazed windows and gas fired central heating, spacious rear garden with brick built workshop and store.*

### LOCATION

*Hundleby is a village on the edge of the Lincolnshire Wolds 'An Area of Outstanding Natural Beauty'. The market town of Spilsby is approximately 1 mile to the east and has primary and secondary schools, a range of local shops including butchers, bakers, greengrocers & newsagents, supermarkets, banks, doctor's surgery, dentists and a range of pubs and restaurants. The weekly market is on a Monday. Hundleby is on the Skegness to Lincoln bus routes with regular services, Spilsby also has services to the market town of Louth and port town of Boston. There are a number club and societies for all ages.*



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### Accommodation:

A white Upvc panelled front entrance door opens into the:-

### Lounge

13'0" x 12'5" into chimney recess (3.96m x 3.78m into chimney recess)

Having a Upvc double glazed window to front, feature brick fireplace with reclaimed timber mantle and a multi-fuel stove, TV point, radiator, door to:-

### Dining Room

12'6" x 8'9" into chimney recess (3.82m x 2.69m into chimney recess )

Having stairs to the first floor with cupboard under, radiator, shelving to recess, a large opening gives access to the:-

### Kitchen

12'7" x 8'11" (3.84m x 2.74m )

Equipped with a modern range of wall and base units with worksurfaces over, stainless steel single drainer sink, 5 ring gas hob with inset electric oven below and stainless steel extractor hood over, splash-back tiling, space and plumbing for washing machine, quarry tiled floor, velux style double glazed roof light, Upvc double glazed window and door to rear.

### First Floor Landing

#### Bedroom 1

12'7" x 9'10" to chimney recess (3.85m x 3m to chimney recess)

Upvc double glazed window to front, radiator.

#### Bedroom 2

9'6" x 6'3" (2.92m x 1.91m )

2 Upvc double glazed windows to rear, radiator, recessed wardrobe cupboard.

### Bathroom

5'8" x 5'4" (1.73m x 1.63m )

Equipped with bath with direct shower over, wc and wash hand basin, tiling to walls.

### Exterior:

Having a spacious rear garden with lawn, path and patio, a brick and tiled store shed (4.52m x 1.88m) and a brick and tiled workshop (3.75m x 3.18m) having Upvc windows and entrance doors, benches, windows, light and power connected. To the side of the workshop is a wooden and steel clad store (3.19m x 2.98m) with open sides and in front of the workshop is a greenhouse. Note: There is a path through this and the adjoining gardens which gives all of the residents of the terrace pedestrian access out onto Main Road.

### Tenure & Possession:

The property is Freehold with vacant possession upon completion. Note: The property is presently tenanted on an assured shorthold Tenancy (details of the tenancy are available from the agents by request.)

### 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:

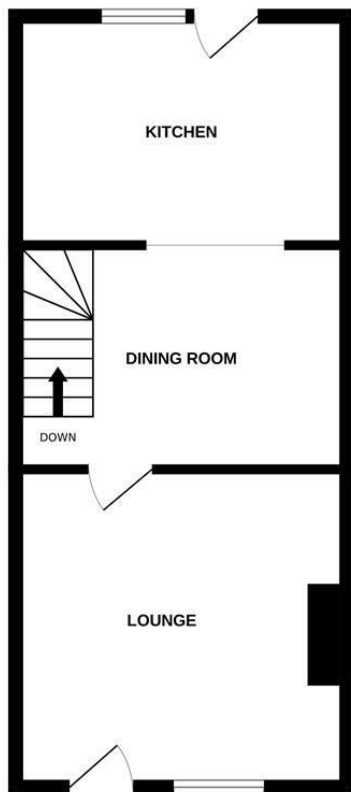
The property has an energy rating of D. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 8503-3095-1122-8996-0203.

### Viewing:

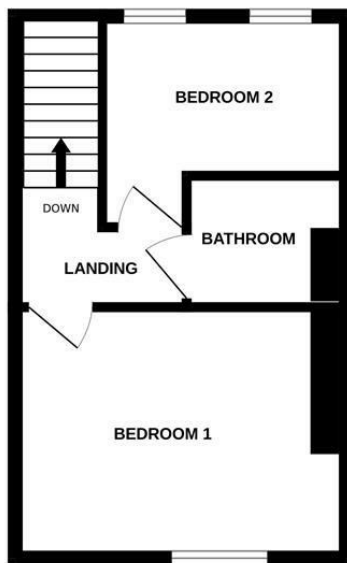
Viewing is strictly by appointment with the Alford office at the address shown below.



GROUND FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.1 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.

