



33 Tasman Road, Spilsby

£210,000



**Willsons**  
SINCE 1842



33 Tasman Road  
Spilsby  
Lincolnshire, PE23 5LN

### "AGENT'S COMMENTS"

*A detached bungalow situated in a residential cul-de-sac location within walking distance of the local amenities in the popular town of Spilsby. Offering two bedrooms (one ensuite) lounge, modern kitchen, wet room, low maintenance gardens, driveway and garage. Benefitting from gas central heating, uPVC double glazing throughout 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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<https://www.willsons-property.co.uk>

### Front of Property

With low maintenance slat front gardens, concrete driveway leading to garage and front door.

### Entrance Hallway

With uPVC front door, radiator, storage cupboard, loft hatch and carpeted flooring.

### Lounge

18'3" x 11'10" (5.56m x 3.61m)

With feature fire breast, radiator, television point, sliding patio door leading to rear garden and carpeted flooring.

### Kitchen

13'3" x 11' (4.04m x 3.35m)

With high gloss wall and base units, sink with mixer tap, tiled splash back, space for free standing gas cooker, extractor fan, space and plumbing for washing machine, Viessmann combination gas boiler, window to the rear of the property, internal uPVC door leading to side porch and vinyl flooring.

### Side Porch

8'4" x 4'3" (2.54m x 1.30m)

With two uPVC door one leading to the driveway and the other leading to the rear garden and tiled flooring.

### Bedroom 1

12'1" 9'11" (3.68m 3.02m)

With radiator, window to the front of the property and carpeted flooring.

### Ensuite Shower Room

7'8" x 3'2" max (2.34m x 0.97m max)

With WC, hand basin, shower cubicle with direct feed shower, extractor fan, radiator, window to the side of the property and vinyl flooring.

### Bedroom 2

10'11" x 9'10" (3.33m x 3.00m)

With radiator, window to the front of the property and carpeted flooring.

### Wet Room

7'3" x 5' reducing to 2'8" (2.21m x 1.52m reducing to 0.81m)

With WC, hand basin, radiator, fully tiled walls, direct feed shower, window to the side of the property and wet room flooring.

### Rear Garden

With gravelled area, patio area, garden shed, bin store, wooden personnel door leading to garage and fenced boundaries.

### Attached Garage

17' x 9'7" (5.18m x 2.92m)

With up and over door, window to the rear and wooden personnel door leading to the rear garden.

### 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 D. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0738-2899-7019-9095-6135.

### Directions

Turn right out of our Alford office and proceed out of Alford on the A1104 to Ulceby Cross roundabout taking the second exit onto the A16 and proceed to Partney roundabout taking the second exit towards Spilsby. At the Spilsby crossroads turn left into Spilsby town proceeding through the town on the B1195, turn right into Tasman Road where the property can be found on the left hand side.

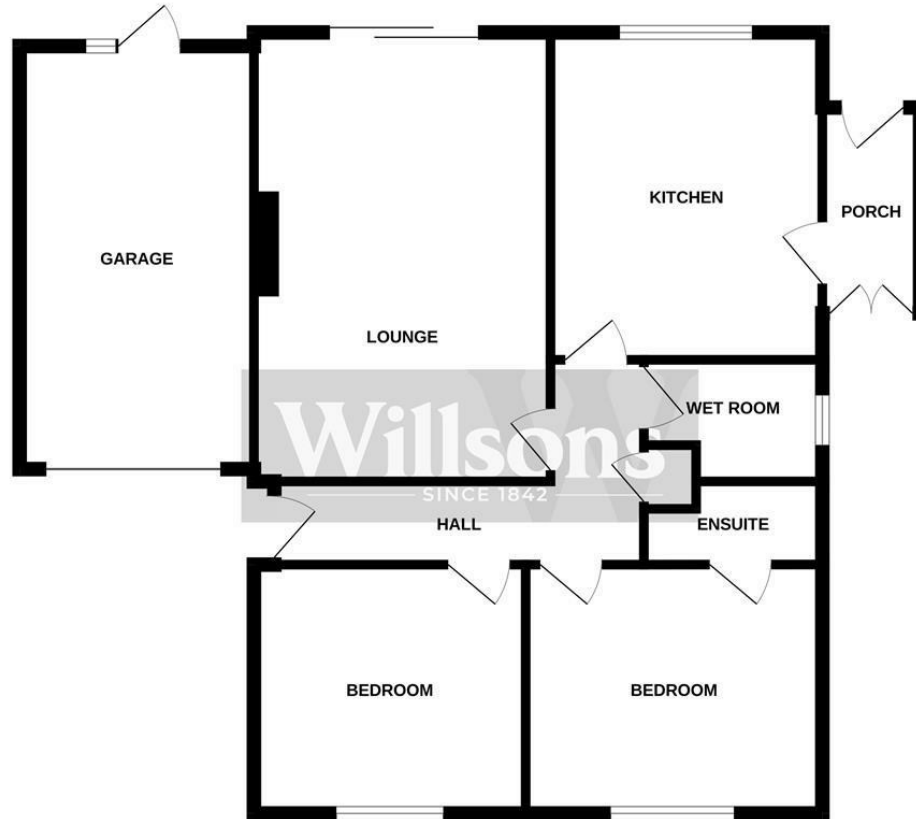
### Viewing

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





GROUND FLOOR  
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 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.

