



34 Queen Street, Spilsby  
£315,000



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**Willsons**  
SINCE 1842

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34 Queen Street  
Spilsby  
Lincolnshire, PE23 5JE

### "AGENT'S COMMENTS"

*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £315,000.*

*A spacious family home situated within walking distance of the local amenities in the popular town of Spilsby.*

*Benefiting from a well established gardens, garage, two reception rooms, three bathrooms, utility room, sun room and conservatory. Offering uPVC double glazing throughout, gas fired central heating 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 number of clubs and societies for all ages.*



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## Accommodation

### Rear Porch

Upvc and timber framed windows with inner glazed door to:

### Entrance Hall

Radiator, double glazed window, tiled floor.

### Shower Room

6'5" x 5' (1.96m x 1.52m)

Walk-in shower with direct shower, wc, wash hand basin, double glazed window.

### Main Reception Hall

Stairs to the first floor with cupboard under, radiator, exterior door to:

### Conservatory

8'11" x 8'6" max (2.72m x 2.59m max)

Upvc double glazed on a brick base with tiled floor, glass roof, radiator, Upvc door to garden.

### Lounge

17' x 15'2" max (5.18m x 4.62m max)

Upvc double glazed bay window, window to side, TV point, radiator, feature fireplace.

### Living Room

16'10" x 14'1" max (5.13m x 4.29m max)

Upvc double glazed bay window to front, radiator, double glazed window to side.

### Kitchen

20'3" x 12'1" max (6.17m x 3.68m max)

Range of grey shaker style wall and base units with worksurfaces incorporating a round bowl sink with mixer tap, 4 ring gas hob with extractor hood over, oven unit with built-in electric double oven, Upvc double glazed and single glazed windows, spotlights to ceiling, radiator.

### Pantry

10'10" x 6'6" max (3.30m x 1.98m max)

Wall and base units, worksurface, double and single glazed windows, radiator, ceiling spotlights.

### Utility Room

12'6" x 8'3" (3.81m x 2.51m)

Worksurface with sink unit with mixer tap, cupboards, space and plumbing for washing machine and dryer, secondary double glazed window, door to:

### Porch

9'10" x 4'5" (3.00m x 1.35m)

Tiled floor, Upvc double glazed door with side screens, door to garage, further door to:

### Sunlounge

9'7" x 9'5" (2.92m x 2.87m)

Upvc double glazed doors, cupboards, worksurface.

### First Floor Galleried Landing

Upvc double glazed window, radiator, cloaks cupboard.

### Bedroom 1

14' x 14' max (4.27m x 4.27m max)

2 Upvc double glazed windows, built-in wardrobe, radiator.

### Bedroom 2

14'5" x 14' (4.39m x 4.27m)

2 Upvc double glazed windows, radiator, built-in wardrobe.

### Bedroom 3

13'6" x 9'6" (4.11m x 2.90m)

Upvc double glazed window, radiator, built-in wardrobe.

### Bedroom 4

11'5" x 10'1" (3.48m x 3.07m)

Upvc double glazed window, radiator, wash hand basin, airing cupboard housing the hot water cylinder.

### Shower Room

8'2" x 6'6" (2.49m x 1.98m)

Walk-in shower cubicle with glass screen and electric shower, vanity wash hand basin, extractor fan, heated electric towel rail.

### Bathroom

9'4" x 7'8" max (2.84m x 2.34m max)

Panelled bath, vanity wash hand basin, wc, bidet, radiator, tiling to walls, Upvc double glazed window, ceiling spotlights.



#### Grounds & Gardens

The property is bounded to Queen Street by a low wall with brick pillars and inset wooden panels with a pair of wooden gates opening onto a block paved parking area and drive leading to the Garage. There are attractive and well established gardens to all sides being laid to lawn, paved paths and patio area, arbour seat and an abundance of trees and shrubs. The boundaries of the property are shown edged in red on the plan.

#### Garage

14'4" x 11'5" (4.38m x 3.48m)

Pair of timber garage doors, 2 windows to side, personal door to porch, power and light.

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

#### 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, The Hub, Mareham Road, Horncastle, Lincs, LN11 8UP. Tel: 01507 601111.

#### Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0759-3029-1201-1147-9200

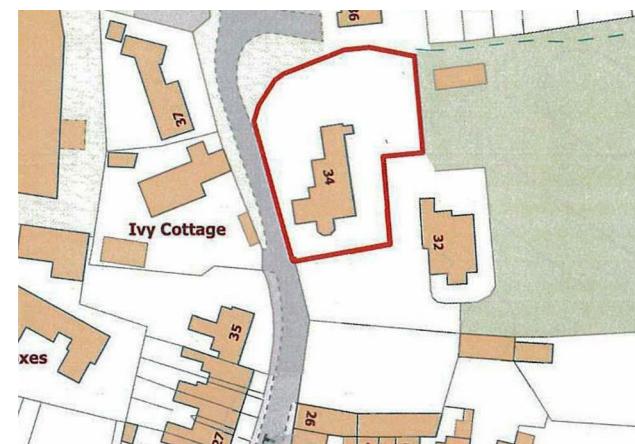
#### Viewing

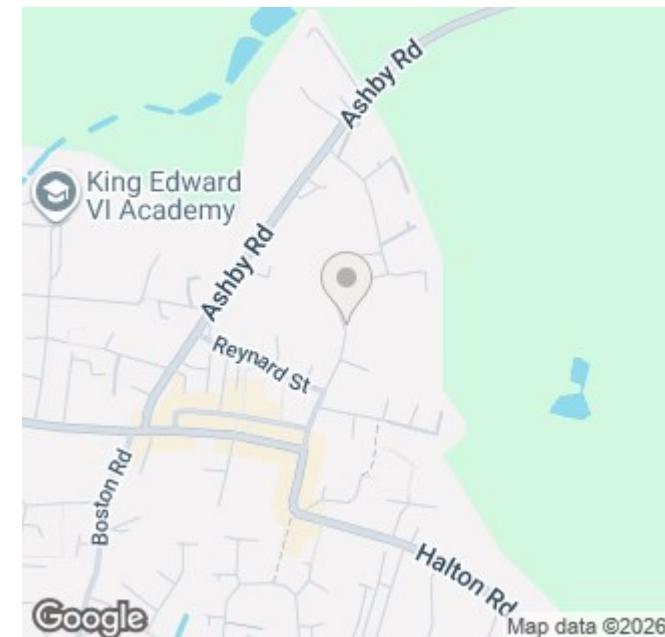
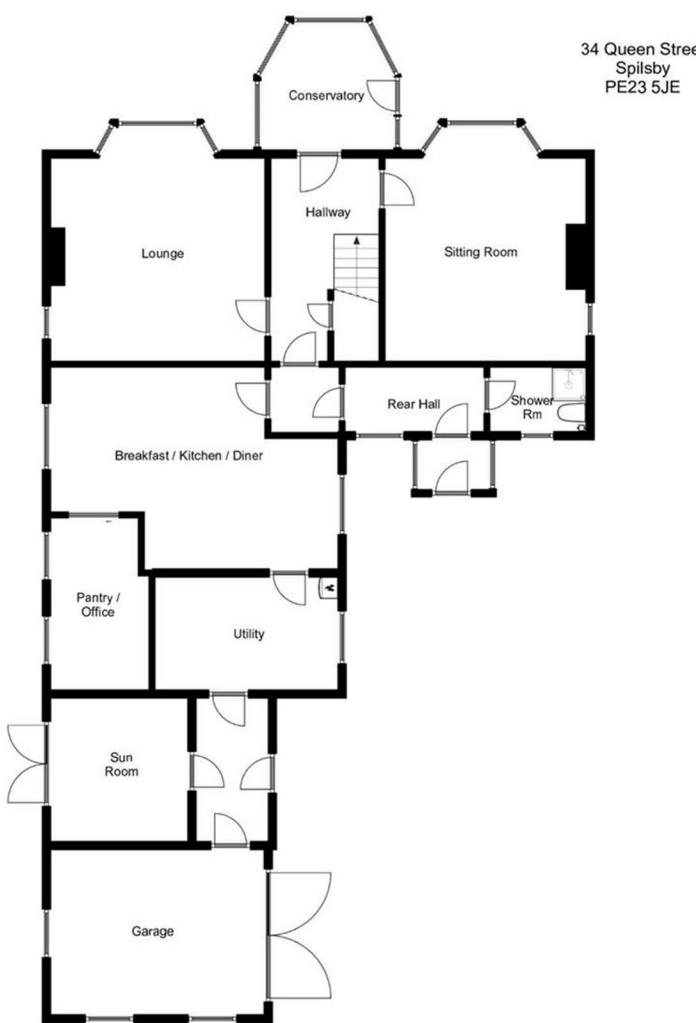
Viewing is strictly by appointment with the Alford office at the address shown below.

#### Directions

From the main A16 crossroads turn into Spilsby and proceed past the market place turning left into Queen Street, proceed along Queen Street and the property will be found on the right hand side.







## 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.



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