



61, Boston Road, Spilsby

£355,000



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With Additional Independent 1 Bedroom Annex

Willsons
— SINCE 1842 —

61, Boston Road,
, Spilsby,
Lincolnshire, PE23 5HQ

"AGENT'S COMMENTS"

A sizeable family home situated in the market town of Spilsby and within walking distance of the local amenities. Offering three reception rooms, two bathrooms, utility room, off road parking and gardens In addition to the main house is a further self-contained one bedroom detached annex with independent gas fired boiler. Benefitting from uPVC double glazing throughout and gas central heating.

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 for all ages.



Willsons
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Front of Property

With a generously sized concrete driveway providing ample parking, an area of lawn with borders of mature shrubs and flowers, fencing to the front, left and right hand side creating the property boundaries. Slabbed pathway and pedestrian gate leading to the right hand side of the property, double wooden gates providing access to the left hand side of the property.

Entrance Hallway

15'5" x 6'2" (4.7m x 1.9m)

With full height storage cupboard, radiator, fuse box and carpeted flooring.

Understairs WC

2'10" x 5'2" (0.87m x 1.6m)

With WC, wash basin, radiator, downlighters, extractor fan, window to the left hand side of the property and vinyl flooring.

Reception Room 1

13'11" x 13'6" (4.25m x 4.13m)

With chimney breast wall, gas fire, television point, radiator, bay window to the front of the property and carpeted flooring.

Dining Room

10'3" x 13'5" (3.13m x 4.09m)

With chimney breast wall and alcove to either side, radiator, window to the right hand side of the property and carpeted flooring.

Living Room

20'1" max x 19'0" max (6.14m max x 5.8m max)

"L"-shaped room with fireplace and gas fire, telephone and television points, radiator, uPVC French doors with glazed side panels leading onto the patio, external door leading to the utility lean-to and carpeted flooring.

Utility Lean-To

20'0" x 8'10" (6.1m x 2.7m)

With wall and base units, electrical point, external doors to front and rear of the property, internal door to the Annex and concrete flooring.

Kitchen

14'9" x 10'9" max (4.5m x 3.3m max)

With wall and base units, part-tiled walls, sink with 1.5 bowls, drainer and mixer tap, space and plumbing for dishwasher and washing machine, range cooker with extractor over, space for full height fridge and freezer, radiator, downlighters, under-unit lighting to wall units, window to the left hand side of the property and vinyl flooring.

First Floor Landing

7'6" x 9'2" (2.3m x 2.8m)

With radiator, loft hatch with loft ladder, window to the left hand side of the property and carpeted flooring.

Family Bathroom

9'2" x 9'2" (2.8m x 2.8m)

With fully tiled walls, "P" shaped bath with direct feed shower over, WC and sink built-in vanity with storage, wall units, downlighters, extractor fan, chrome heated towel rail and tiled flooring.

Bedroom One

20'8" x 9'2" (6.3m x 2.8m)

With telephone and television points, radiator, window to the rear of the property and carpeted flooring.

Bedroom Two

15'5" max x 9'2" (4.7m max x 2.8m)

"L" shaped room with radiator, window to the rear of the property and carpeted flooring.

Bedroom Three

7'2" x 13'1" (2.2m x 4.0m)

With telephone point, radiator, windows to the right hand side of the property and carpeted flooring.

Bedroom Four

10'9" x 10'9" (3.3m x 3.3m)

With radiator, built-in storage cupboards, chimney breast wall, window to the front of the property and carpeted flooring.

Bedroom Five

9'6" x 6'10" (2.9m x 2.1m)

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

Shower Room

7'2" x 4'3" (2.2m x 1.3m)

With recessed shower cubicle (0.7m by 1.15m), shower boarding walls and direct feed shower, extractor fan, heated towel rail, WC and wash basin built-in vanity with storage, tiled walls, window to the left hand side of the property and carpeted flooring.

Self-Contained Detached Annex

Annexe Entrance Porch

4'3" x 4'3" (1.3m x 1.3m)

Open plan entrance porch leading into the bedroom, built-in storage containing gas-fired boiler which runs independently of the main property, radiator and carpeted flooring.

Annexe Bedroom

11'1" x 9'10" (3.4m x 3.0m)

With built-in storage, loft hatch, room thermostat, window to the right hand side of the property and carpeted flooring.

Annexe Kitchen

9'10" x 11'1" (3.0m x 3.4m)

With wall and base units, space for fridge, space for cooker with extractor fan over, sink with drainer and mixer tap, television and telephone points, radiator, window to the side of the property, sliding patio door leading to the rear garden and carpeted flooring.

Annexe Wet Room

6'2" x 3'7" (1.9m x 1.1m)

With direct feed shower, extractor fan, mermaid boarding to all walls, WC, wash basin and wet room flooring.

Rear Garden

Set to lawn with hedged borders, raised concrete slabbed patio area and an additional concrete slabbed patio area outside the annex. concrete pathways, raised vegetable borders, outbuildings and summer house with power supply.

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

61 Boston Road - Council Tax Band "C", Annex at 61 Boston Road - Council Tax Band "A". Payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. 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: 0246-3036-8204-2444-6204

Directions

From the A16 Louth to Boston road, on reaching Spilsby, turn onto the B1195 towards the town, after 350 metres, turn right into Boston Road. Continue on Boston Road for 500m. The property can be found on the left.

What3Words///remainder.stitch.tour

Viewing

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



Main House Floor Plan:

- LOUNGE:** 3.92M (12'10") MAX X 4.25M (13'11")
- DINING ROOM:** 4.10M X 3.32M (13'6" X 10'11")
- KITCHEN/BREAKFAST ROOM:** 4.14M (13'7") X 3.35M (11') MAX
- FAMILY ROOM:** 6.17M (20'3") MAX X 5.64M (18'6")
- HALL:** Includes stairs.
- Bedrooms:**
 - Top Left: 3.33M X 3.32M (10'11" X 10'11")
 - Top Right: 2.58M X 2.50M (8'10" X 8'0")
 - Middle Left: 4.10M X 2.28M (13'6" X 7'6")
 - Bottom Left: 6.17M (20'3") X 2.89M (9'6") MAX
 - Bottom Right: 4.77M (15'8") MAX X 2.87M (9'5")
- Bathroom:** Includes shower room.

Annex Floor Plan:

- WET ROOM:** Located at the top of the annex.
- BEDROOM:** 3.03M X 3.42M (10' X 11'3")
- LOUNGE/DINER:** 3.09M X 3.42M (9'10" X 11'3")

Other Labels:

- Covered Link Area:** Indicated between the main house and the annex.
- TOTAL FLOOR AREA:** 196.5 SQ. METRES (2114.8 SQ. FEET)

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.



The Property Ombudsman