



Willsons

95, Halton Road, Spilsby

£225,000



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Willsons
— SINCE 1842 —

95, Halton Road, Spilsby,
Lincolnshire, PE23 5LF

"AGENT'S COMMENTS"

This well-presented Victorian semi-detached property offers two interlinked reception rooms, open plan dining kitchen, private rear gardens, off-road parking and driveway, all within walking distance of the market town of Spilsby. The property benefits from uPVC double glazing throughout and gas fired central heating however, retains several period features of this attractive character property.

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.



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Front of Property

With gravel driveway to the right hand side of the property, curved pathway through raised gardens of flowers, shrubs and dwarf hedging leading to the period wooden front door and recessed external porch with stone arched and tiled floor. Property boundaries of holly hedging to the left-hand side and fencing to the right.

Entrance Hallway

20'8" max x 5'10" max (6.3m max x 1.8m max)

With radiator, under-stairs storage, Victorian style spindled wooden staircase and carpeted flooring.

Reception Room 1

13'1" max x 13'9" into bay (4.0m max x 4.2m into bay)

With feature bay window, part wall boarding, chimney breast wall with feature fireplace, hearth and mantel, telephone point, radiator, French Doors leading to interconnected rear reception room and carpeted flooring.

Reception Room 2

11'5" max x 11'1" (3.5m max x 3.4m)

With chimney breast wall with feature fireplace, hearth and mantel, television point, radiator, carpeted flooring and windows to the rear and right hand side of the property.

Open Plan Dining Kitchen

20'11" x 11'1" max (6.4m x 3.4m max)

Kitchen with wall and base units, tiled splashback, space for free standing cooker with integrated extractor over, space for full height fridge freezer, space and plumbing for appliances, sink with 1.5 bowls and mixer tap, radiator, loft hatch, laminate flooring, window to the right hand side and uPVC door to the rear garden. Dining Room with vaulted ceilings, two wooden double glazed Velux windows, full-height cupboard housing gas combination boiler, radiator, laminate flooring, wooden external door to small rear maintenance courtyard and uPVC French Doors to the rear garden.

Shower Room & Store

4'3" x 4'11" (1.3m x 1.5m)

With shower cubicle and electric shower, partially tiled walls, WC, handbasin, electric wall heater, tiled flooring and window to the rear of the property.

Storage Cupboard (1.3m x 0.7m / 4'3" x 2'3")

With built-in shelving, radiator and tiled flooring.

Gallery Landing

7'6" x 5'10" (2.3m x 1.8m)

With loft hatch and carpeted flooring.

Bathroom

7'6" x 7'6" (2.3m x 2.3m)

With bath, WC, wash basin, partially tiled walls, radiator, vinyl flooring and window to the rear of the property.

Bedroom 1

10'9" x 11'9" max (3.3m x 3.6m max)

With chimney breast wall with feature fireplace, hearth and mantel, television point, radiator, carpeted flooring, window with decorative arched reveal to the right hand side and further window to the rear of the property overlooking the garden.

Bedroom 2

11'1" x 11'5" (3.4m x 3.5m)

With chimney breast wall with feature fireplace, hearth and mantel, radiator, carpeted flooring and window to the front of the property.

Bedroom 3

7'6" x 7'10" (2.3m x 2.4m)

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

Rear Garden

Set to lawns with beds of shrubs, flowers and trees, concrete and brick pathways, areas of patio and gravel, outside tap, boundaries of hedges and fencing, pedestrian gates to the rear of the garden and side of the property, providing driveway access.

Out Building

5'6" x 7'10" max (1.7m x 2.4m max)

'L'-shaped attached outbuilding with uPVC door and brick floor.

External WC

4'7" x 3'3" (1.4m x 1.0m)

With uPVC window to the rear of the property and vinyl flooring.

Tenure and 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 'B' 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 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9390-2722-7400-2504-2241

Directions

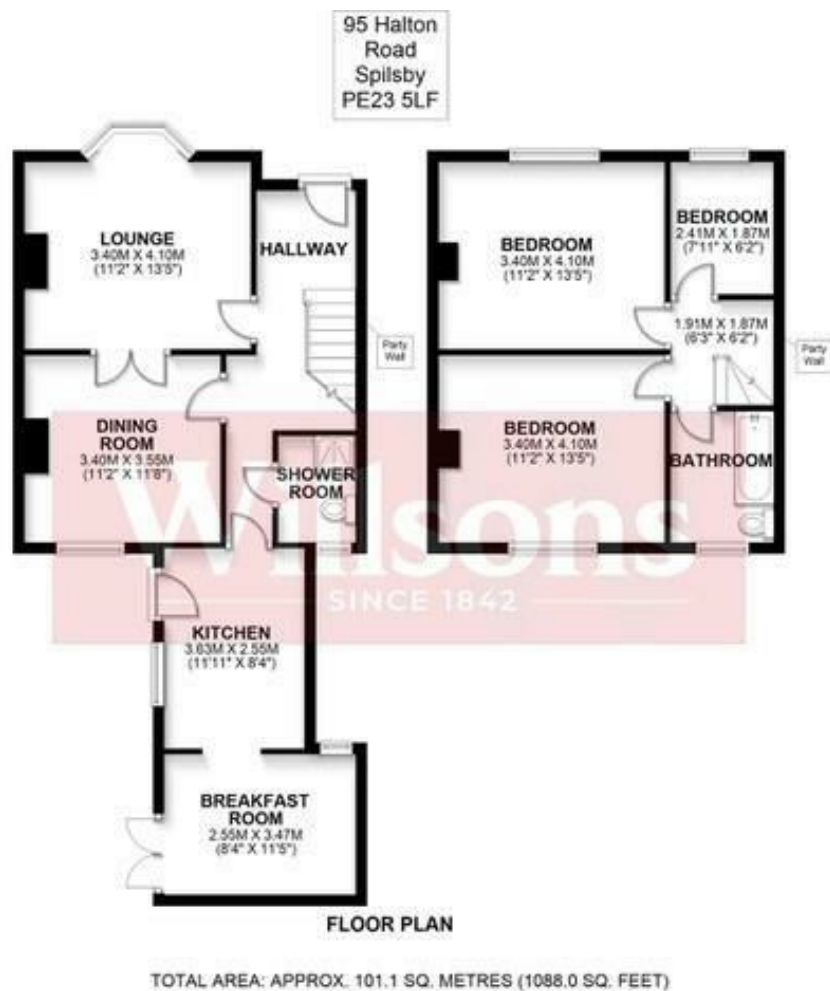
From the A16 Louth to Boston road, on reaching Spilsby, turn onto the B1195 towards Spilsby town centre. Proceed through the town, continuing onto Halton Road. The property can be found on the left-hand side after 350m.

What3words:///mermaids.coveted.about

Viewing

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





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.

