



Flinders Croft, Spilsby Road, Partney

£545,000



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**Willsons**  
— SINCE 1842 —



Flinders Croft, Spilsby Road  
Partney, Spilsby,  
Lincolnshire, PE23 4PF

**"AGENT'S COMMENTS"**

*This well presented family home named after the famous explorer is located in the attractive village of Partney, situated at the foot of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty and within easy reach of the popular Market Town of Spilsby. Offering master bedroom with en-suite, two reception rooms, a large kitchen with additional utility room, ground floor shower room with separate WC, ample parking and double garage. Benefitting from a private garden with open field views to the rear, oil fired central heating and double glazed wooden sash windows.*

**LOCATION**

*Partney is a small village situated in the Lincolnshire Wolds 'an area of outstanding natural beauty'. There is a primary school, public house, petrol station with convenience store and village hall, where a variety of clubs and groups meet. The village is on the Skegness to Lincoln Bus Route with regular services. The market town of Spilsby is approximately 2 miles to the south and has a doctor's surgery, supermarkets and a range of pubs and restaurants as well as secondary schools. Secondary and grammar schools can also be found at Horncastle, Alford and Skegness.*



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124 West Street, Alford, Lincolnshire, LN13 9DR  
T. 01507 621111 | E. [alford@willsons-property.co.uk](mailto:alford@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>



### Front of Property

With open plan frontage, block paved driveway, areas of lawn, pathways to each side of the property and boundaries of brick wall and hedging.

### Entrance Hallway

16'0" x 17'8" max (4.9m x 5.4m max)

'L' shaped with wooden half glazed front door, radiator and tiled flooring.

### Cloakroom / WC

10'9" x 3'11" max (3.3m x 1.2m max)

With WC, wash basin with tiled splashback, chimney breast wall, radiator, window to the rear of the property and tiled flooring.

### Living Room

16'4" x 16'4" (5.0m x 5.0m)

Dual aspect room with open fire, hearth and mantle, radiator, windows to the front and rear of the property and carpeted flooring.

### Dining Kitchen

22'11" x 15'1" (7.0m x 4.6m )

With wall and base units, sink with 1.5 bowls, mixer tap and drainer, integrated cooker, grill, ceramic hob and fridge, extractor hood, space and plumbing for dishwasher, tiled splashback, two radiators, ceiling fan, French door leading to rear patio, windows to the side of the property and tiled flooring.

### Utility Room

8'6" x 8'6" (2.6m x 2.6m)

With base units, Belfast style sink, space and plumbing for washing machine, Boulter oil fired central heating boiler, radiator, loft hatch, window and door to the rear of the property and tiled flooring.

### Shower Room

8'6" x 2'11" (2.6m x 0.9m )

With shower cubicle and direct feed shower, radiator, extractor fan and tiled flooring.

### Dining Room

8'2" x 11'5" (2.5m x 3.5m )

Dual aspect room with chimney breast wall, LPG gas fire with decorative hearth and mantle, two radiators, double doors leading to the entrance hallway, windows to the front and side of the property and carpeted flooring.

### First Floor Landing

12'5" max x 17'8" max (3.8m max x 5.4m max)

With full height storage cupboard (0.8m x 0.7m), radiator, loft hatch, airing cupboard housing the immersion tank (1.1m x 0.5m), windows to the front and rear of the property and carpeted flooring.

### Master Bedroom

16'4" x 16'4" (5.0m x 5.0m )

Dual aspect room with two radiators, windows to the front and rear of the property and carpeted flooring.

### En Suite

7'2" x 6'6" max (2.2m x 2.0m max)

With WC, wash basin vanity unit, shower enclosure with direct feed shower, extractor fan, fully tiled walls, window to the rear of the property and tiled flooring.

### Bedroom Two

15'1" x 10'2" (4.6m x 3.1m )

With built-in wardrobes, radiator, window to the front of the property and carpeted flooring.

### Family Bathroom

11'5" x 6'10" (3.5m x 2.1m )

With WC, wash basin, bath, shower cubicle with direct feed shower, extractor fan, radiator, fully tiled walls, window to the side of the property and tiled flooring.

### Internal Hallway

11'5" x 2'11" (3.5m x 0.9m )

With loft access, radiator, window to the rear of the property and carpeted flooring.

### Bedroom Three

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

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

### Bedroom Four

11'1" x 15'5" (3.4m x 4.7m )

Dual aspect room with two radiators, windows to the side of the property and carpeted flooring.

### Double Garage

20'6" x 21'7" (6.26m x 6.6m)

With up and over doors, power and lighting, loft space, tap and mezzanine flooring.

### Rear Garden

Set to lawns with borders of mature shrubs, plants and fruit trees, slabbed patio area, feature block paved and gravel stone circle, block paved decorative pathways, pergola archway, greenhouse and property boundaries of hedging and fencing.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity, water and drainage are connected to the property. There is an oil fired central heating system installed at the property.

### Local Authority

Council Tax Band E 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](http://www.epcregister.com) Reference Number: 9535-4324-5400-0705-9296

### Viewing

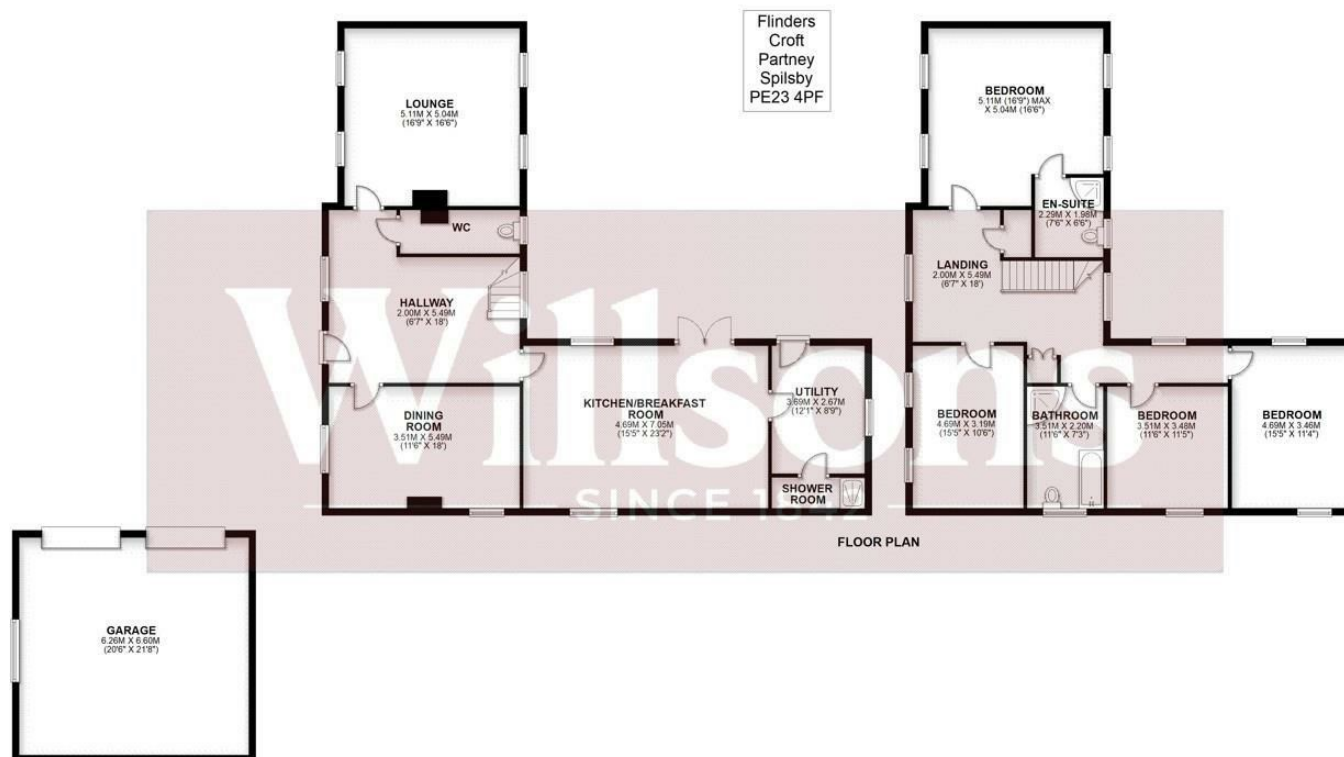
Viewing is strictly by appointment with the Alford office at the address shown below.

### Directions

From the A16 Louth to Boston road, on reaching "Partney Roundabout" the meeting of the A158 and A16, turn onto the A158 towards Skegness, then turn immediately left onto Sausthorpe Road. The property can be found after 485m on the left.

What3words///pillows.leave.surprises





TOTAL AREA: APPROX. 268.0 SQ. METRES (2884.7 SQ. FEET)

## 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.

