



2 Boston Road, Spilsby

**£895 PCM**

SINCE 1842  
**Willsons**  
PROPERTY PROFESSIONALS



2, Boston Road  
, Spilsby  
Lincolnshire, PE23 5HD

### "AGENTS COMMENTS"

Spacious 3 bedroom semi-detached house located within walking distance to Spilsby Town Center and local amenities. Property has been fully refurbished with brand new carpets and freshly painted throughout. This property consists of two large double bedrooms, one single bedroom, a large lounge, kitchen with space for dining table, bathroom, ground floor WC, two storage cupboards and benefits from UPVC double glazing and gas central heating. There is off-rear parking to the rear and a gate that provides access to the garden.

Council Tax band B. Deposit £1032.69

### "ABOUT THE AREA"

Spacious 3 bedroom semi-detached house located within walking distance to Spilsby Town Center and local amenities. Property has been fully refurbished with brand new carpets and freshly painted throughout. This property consists of two large double bedrooms, one single bedroom, a large lounge, kitchen with space for dining table, bathroom, ground floor WC, two storage cupboards and benefits from UPVC double glazing and gas central heating. There is off-rear parking to the rear and a gate that provides access to the garden. Council Tax band B. Deposit £1032.69



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### Viewings and Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

### Accommodation

3 bedroom semi-detached house located close to Spilsby Town center and local amenities.

### Lounge

12'3" x 14'10" (3.75 x 4.53)

UPVC double glazed bay windows with fitted vertical blinds, gas central heated radiator, TV port, sockets and switches.

### Kitchen

8'1" x 15'6" (2.48 x 4.74)

Double UPVC double glazed windows, gas central heated radiator, gas boiler, stainless steel sink and drainer, gifted oven with 4 ring gas hob, overhead extractor fan, range of wall and base units. space for washing machine, sockets and switches, storage cupboard (0.87 x 1.61)

### Ground floor WC

5'6" x 282'1" (1.68 x 086)

UPVC double glazed window, gas central heated radiator, toilet, wall hung hand basin, extractor fan.





### Ground floor coat closet

1'3" x 4'0" (0.40 x 1.24)

Shelf, rail and coat hooks

### Bathroom

6'2" x 6'6" (1.88 x 1.99)

UPVC double glazed window, panelled bath with overhead mains shower and glass shower screen, pedestal sink, toilet, gas central heated radiator, extractor fan.

### Bedroom 1

8'7" x 11'4" (2.62 x 3.46)

UPVC double glazed window, gas central heated radiator, Internet connection port, sockets and switches.

### Bedroom 2

8'11" x 11'8" (2.73 x 3.57)

UPVC double glazed window, gas central heated radiator, sockets and switches

### Bedroom 3

6'3" x 8'1" (1.91 x 2.48)

UPVC double glazed window, gas central heated radiator, sockets and switches

### Rear garden

Courtyard style garden with gate to rear parking, lighting, outside tap





**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.

## 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

