



6, Woodland View, Spilsby

£270,000



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**Willsons**

SINCE 1842

6, Woodland View, Spilsby,  
Lincolnshire, PE23 5GD

### "AGENT'S COMMENTS"

*This well presented turn-key ready family home offers both living and dining rooms, modern breakfast kitchen and seperate utility room, master bedroom with en-suite, family bathroom and additional ground floor WC. With fully enclosed garden to the rear leading to the link detached garage and parking, the property benefits from uPVC double glazed windows and gas fired central heating, and is situated within walking distance of the local amenities, schools, shops and medical services in the popular town of Spilsby.*

### 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

Open plan frontage with areas of lawn, blocked paved pathway and borders of mature shrubs and hedging.

### Entrance Hallway

12'9" x 5'10" max (3.9m x 1.8m max)

With composite front door and feature glazed panel, radiator, thermostat and laminated flooring.

### Ground Floor WC

6'10" max x 2'11" (2.1m max x 0.9m )

With WC, wash basin, radiator, extractor fan and vinyl flooring.

### Kitchen

14'5" x 8'2" (4.4m x 2.5m )

With a range of wall and base units, sink with mixer tap and drainer, integrated oven, dishwasher and fridge freezer, ceramic hob with extractor hood over, worktop with corresponding upstand and splash-back, radiator, windows to the front and side of the property and vinyl flooring.

### Utility Room

6'10" x 4'11" (2.1m x 1.5m )

With base units, space and plumbing for washing machine, Glowworm gas fired central heating boiler, tiled splash back, extractor fan, wooden half double glazed door leading to the rear garden and vinyl flooring.

### Living Room

15'5" x 10'5" (4.7m x 3.2m )

With two radiators, sliding patio door leading to the rear garden, window to the rear of the property and laminated flooring.

### Dining Room

10'5" x 8'10" (3.2m x 2.7m )

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

### First Floor Landing

9'10" x 6'2" max (3.0m x 1.9m max)

With loft access, full height airing cupboard (0.9m x 0.7m) housing the water tank and carpeted flooring.

### Master Bedroom

12'1" x 8'10" (3.7m x 2.7m )

With built-in wardrobes (1.6m x 0.6m), radiator, window to the front of the property and carpeted flooring.

### En-Suite

6'2" x 5'2" (1.9m x 1.6m )

With WC, vanity wash basin, shower enclosure with direct feed shower, extractor fan, shaver socket, partially tiled walls, window to the front of the property and vinyl flooring.

### Bedroom Two

12'5" max x 8'2" (3.8m max x 2.5m)

With built-in wardrobe (1.4m x 0.6m), radiator, window to the front of the property and vinyl flooring.

### Bedroom Three

9'2" x 8'2" max (2.8m x 2.5m max)

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

### Bedroom Four

8'10" x 6'10" max (2.7m x 2.1m max)

With radiator, window to the rear of the property and vinyl flooring.

### Bathroom

7'2" x 5'6" (2.2m x 1.7m )

With WC and wash basin combination unit, bath, heated towel rail, extractor fan, fully tiled walls, window to the rear of the property and tiled flooring.

### Rear Garden

Set to lawns with area of slabbed patio, borders of shrubs and flowers, external lighting, pedestrian gate leading to the garage and property boundaries of brick wall and fencing.

### Link Detached Garage

16'8" x 8'2" (5.1m x 2.5m )

With tarmac driveway providing private parking, garage with up-and-over door, power and lighting, fuse box, open span roof trusses, wooden personnel door leading to the rear garden and concrete flooring.

### 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, 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: 2185-3050-7205-0345-8204

### 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, turning right into Lady Jane Franklin Drive. Turn left into Woodland View and the property can be found on the right after 55m.

[What3words:///difficult.recovery.outbound](https://www.what3words.com/difficult.recovery.outbound)

### Viewing

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



6 Woodland View  
Spilsby  
PE23 5GD



FLOOR PLAN

TOTAL AREA: APPROX. 99.0 SQ. METRES (1065.5 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.

