



Willsons

6, Church Lane, Hundleby

£235,200



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**Willsons**  
SINCE 1842



6, Church Lane,  
Hundleby, Spilsby,  
Lincolnshire, PE23 5NA

### "AGENT'S COMMENTS"

*This traditional cottage located immediately adjacent to the Church of St Mary offers a picturesque location with beautiful cottage gardens, kitchen, utility and additional walk-in pantry, living and sun room, ground floor shower room, first floor family bathroom, traditional cellar, additional storage building and driveway. Benefitting from oil fired central heating, a mix of glazing styles and no onward chain, the property is nestled on a quiet no through road in the picturesque village of Hundleby and within close distance to the local amenities of the Market Town of Spilsby.*

### LOCATION

*Hundleby is a village on the edge of the Lincolnshire Wolds 'An Area of Outstanding Natural Beauty'. The market town of Spilsby is approximately 1 mile to the east and has primary and secondary schools, a range of local shops including butchers, bakers, greengrocers & newsagents, supermarkets, banks, doctor's surgery, dentists and a range of pubs and restaurants. The weekly market is on a Monday. Hundleby is on the Skegness to Lincoln bus routes with regular services, Spilsby also has services to the market town of Louth and port town of Boston. There are a number club and societies for all ages.*



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### Front of Property

With gated driveway providing off-road parking.

### Front Porch

7'6" x 4'11" (2.3m x 1.5m )

Of dwarf brick wall and wooden window construction with solid roof, wooden external and internal doors, wall lighting and carpet tile flooring.

### Entrance Hallway

6'6" x 7'10" (2.0m x 2.4m )

With wooden internal door and quarry tile flooring.

### Internal Hallway

10'2" max x 6'6" (3.1m max x 2.0m )

With built-in storage cupboards, radiator, door leading to the cellar and quarry tiled flooring.

### Living Room

With chimney breast wall, hearth and mantle, radiator, wooden sash window to the front of the property and traditional wooden floor boards.

### Sun Room

13'9" x 6'10" (4.2m x 2.1m )

With radiator, uPVC double glazed windows to the front and side of the property and carpeted flooring.

### Wet Room

8'2" x 3'3" (2.5m x 1.0m )

With WC, wash basin vanity unit, electric shower, extractor fan, shaver socket, heated towel rail, partially tiled walls and wet room flooring.

### Bedroom One

12'1" x 12'9" max (3.7m x 3.9m max)

With chimney breast wall and mantle, built-in wardrobes, radiator, wooden sash window to the front of the property and carpeted flooring.

### Kitchen

12'9" x 10'9" (3.9m x 3.3m )

With a range of traditional base units, sink with two taps and drainer, chimney breast wall with mantle, wooden windows into the pantry and the rear of the property, quarry tile flooring.

### Rear Hallway

6'10" max x 6'6" max (2.1m max x 2.0m max)

With full height storage cupboards (0.5m x 0.4m), radiator, fuse box, loft hatch, uPVC double glazed door and vinyl flooring.

### Utility Room

7'2" x 4'11" (2.2m x 1.5m )

With base unit, sink with two taps and drainer, space and plumbing for washing machine, Camray oil fired central heating boiler, wooden window to the rear of the property and quarry tiled flooring.

### Walk-In Pantry

15'5" x 7'2" max (4.7m x 2.2m max)

With built-in base units, fuse box, wooden window to the front of the property and quarry tiled flooring.

### Cellar

Traditional cellar accessed from the internal hallway.

### First Floor Landing

Gallery landing with loft hatch, wooden window to the side of the property and carpeted flooring.

### Bedroom Two

12'9" max x 9'2" max (3.9m max x 2.8m max)

With built-in wardrobes, airing cupboard housing the immersion tank, radiator, wooden sash window to the side of the property and carpeted flooring.

### Bedroom Three

12'9" x 8'6" (3.9m x 2.6m )

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

### Bathroom

With WC, wall-hung wash basin, shower cubicle with direct feed shower, radiator, partially tiled walls, loft access, wooden window to the side of the property and wooden flooring.

### Attached Storage Building

10'2" x 4'3" (3.1m x 1.3m )

With power and lighting, wooden window to the front of the property and concrete flooring.

### Cottage Garden

A delightful mature cottage garden with areas of lawn, borders of mature bushes, trees, plants and flowers, areas of concrete slabbed patio and pathways, greenhouse, potting shed, oil tank, external lighting, outside tap and property boundaries of dwarf brick wall and hedging.

### Additional Comments

The property is located in a Conservation Area.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains water, electricity and drainage are connected to the property. There is an oil fired central heating system installed at 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 'F'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 5535-4226-0500-0564-1206

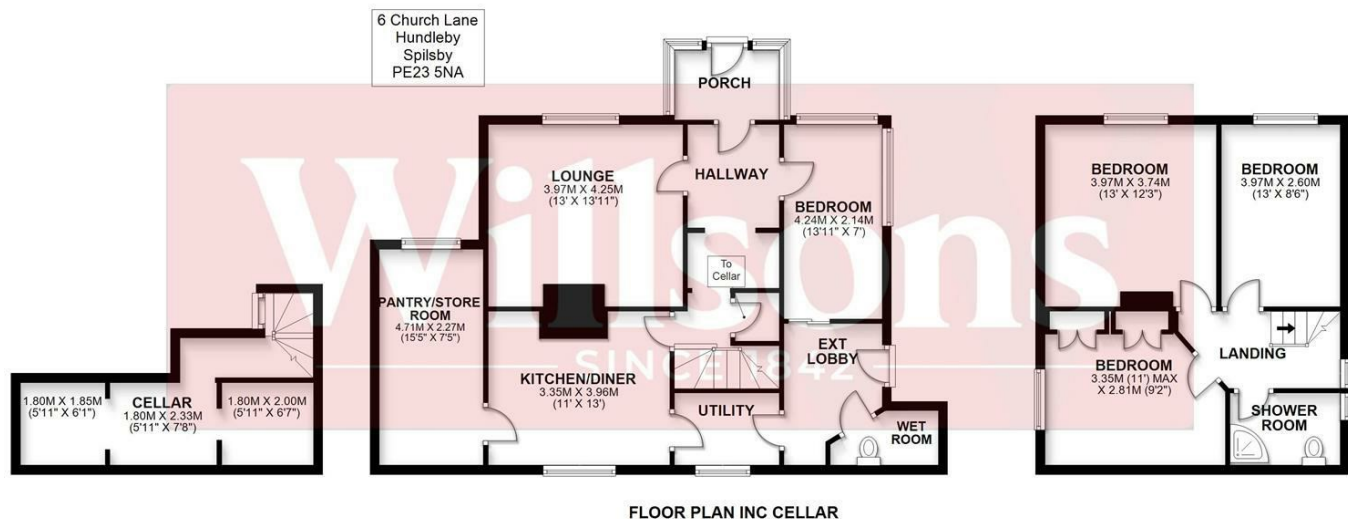
### Directions

From the A16 Louth to Boston road, on reaching the town of Spilsby, turn onto the A1195 towards Hundleyby. After 800m, turn right into Church Lane. The property can be found on the left after 70m. What3words///ears.marathon.worlds

### Viewing

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





TOTAL AREA: APPROX. 136.6 SQ. METRES (1470.1 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.

