



Willsons

6, Magellan Drive, Spilsby

£185,000



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Willsons

SINCE 1842

6, Magellan Drive, Spilsby,
Lincolnshire, PE23 5FB

"AGENT'S COMMENTS"

Situated in a slightly elevated position in a quiet cul-de-sac location in the popular Georgian Market Town of Spilsby and within walking distance of local amenities. With recently installed open-plan dining kitchen, conservatory and garden with fully enclosed boundaries, the property benefits from driveway with carport, central heating via gas combination boiler with warranty and has uPVC double glazing throughout.

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 weekly Monday Market as well as a number of clubs for all ages.



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Front of Property

Open plan frontage set on a slight elevation accessed via tarmac driveway with carport to left, concrete slab pathway to front door and external lighting, area of lawn with shrubs and boundaries of fencing.

Entrance Porch

3'11" x 1'11" (1.2m x 0.60m)

With uPVC partially glazed front door with feature stained glass panes, fuse box, carpeted flooring and wooden partially glazed internal door to the hallway.

Living Room

13'1" x 11'1" (4.0m x 3.4m)

Bay window with feature high-level stained glass panes to the front, radiator, ornamental gas fire, hearth and mantle, room thermostat, internal wooden partially glazed French doors to the kitchen and laminate flooring.

Dining Kitchen

14'5" x 10'5" (4.4m x 3.2m)

Recently installed kitchen with a range of wall and base units, integrated cooker with four ring gas hob and extractor over, sink with draining board and mixer tap, space and plumbing for free standing American style fridge freezer, radiator, space and plumbing for slimline dishwasher and washing machine, partially tiled walls, storage cupboard under the stairs (1.7m max x 0.8m), window to the side, sliding patio door to the conservatory and laminate flooring.

Conservatory

11'9" x 8'10" (3.6m x 2.7m)

Of dwarf brick wall and uPVC construction with polycarbonate roof, radiator, tiled flooring and and French doors to the garden.

Bedroom One

14'5" max x 8'6" (4.4m max x 2.6m)

L-shaped bedroom with mirrored fitted wardrobes, radiator, two windows to the front of the property and carpeted flooring.

Landing

7'2" x 8'6" max (2.2m x 2.6m max)

With radiator, airing cupboard (1.3m x 0.6m) housing Ideal gas combination boiler with warranty and built-in shelving, loft access and carpeted flooring.

Bathroom

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

Bath with glazed shower panel and shower over, wash basin, WC, towel radiator, extractor fan, partially tiled walls, window to the side with obscured glass and vinyl flooring.

Bedroom Two

8'6" x 7'2" (2.6m x 2.2m)

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

Bedroom Three

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

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

Garden

Rear garden with areas of lawn, decorative concrete slab patio, garden shed on concrete slab base, borders of mature shrubs and plants, external lighting, pedestrian gates to both the carport and rear of the garden and fully enclosed boundaries of fencing.

Carport & Driveway

The property has driveway to the left-hand side leading to a lean-to carport with concrete slab base, external tap and pedestrian gate to the rear garden.

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 '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 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 2188-7024-6223-6360-0210

Viewing

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

Directions

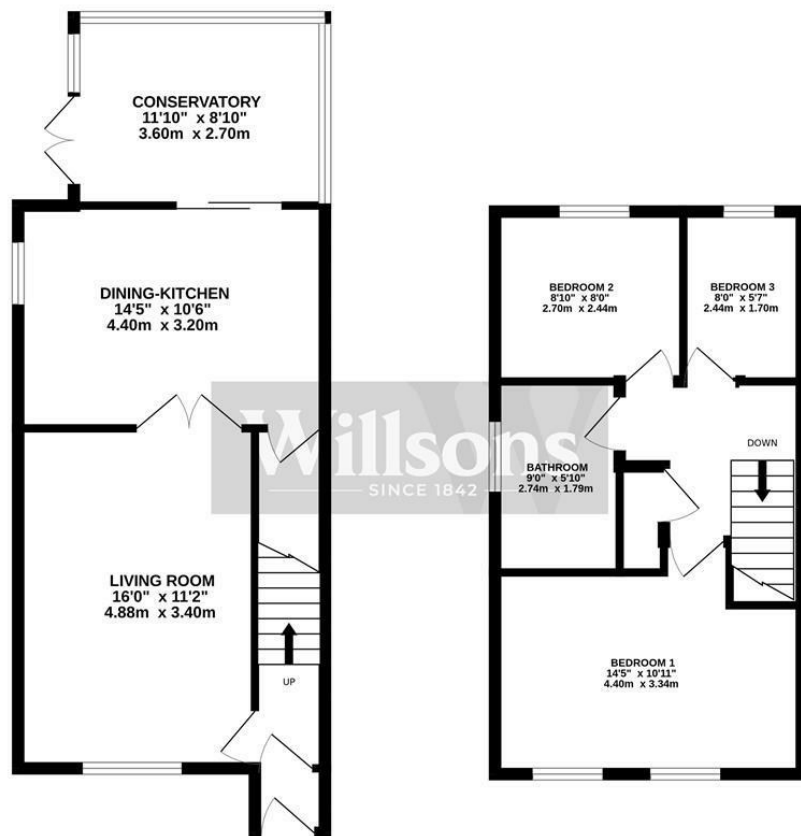
From the A16 Louth to Boston road, on reaching Spilsby, turn onto the B1195 towards the town, after 350 metres, turn right into Boston Road. Turn left onto Vale Road and then left into Magellan Drive. The property can be found on the right after 80m.

What3words///exams.expel.hides



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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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.



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