



9, Erebus Close, Spilsby  
£249,950



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**Willsons**  
— SINCE 1842 —



9, Erebus Close, Spilsby,  
Lincolnshire, PE23 5LJ

### "AGENT'S COMMENTS"

*This three bedroom detached bungalow is situated on an attractive cul-de-sac and is brought to the market with no onward chain. Offering kitchen which is open-plan to the dining room, bathroom with both shower cubicle and bath, conservatory and patio, enclosed south facing rear garden, block paved driveway leading to integral garage and open-plan landscaped low maintenance frontage. The property benefits from uPVC windows and doors throughout and central heating from a recently installed (2024) gas-fired boiler and is located in the popular Market Town of Spilsby and within walking distance of local amenities.*

### 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

Low maintenance open-plan landscaped frontage set to areas of decorative gravel with block paved pathways to the front and side, block paved driveway leading to the integral garage, external lighting to the side of the property and boundaries of fencing.

### Entrance Hallway

12'1" max x 16'0" max x 2'11" min (3.7m max x 4.9m max x 0.9m min)  
Internal hallway leading to all rooms with partially glazed composite front door with feature glazed panes, radiator, loft access and carpeted flooring.

### Living Room

16'4" max x 12'5" (5.0m max x 3.8m)  
With feature fireplace and electric fire, hearth and mantle, radiator, carpeted flooring, internal wooden French doors to the dining room and uPVC French doors to the conservatory.

### Conservatory

13'1" x 9'10" (4.0m x 3.0m)  
Of dwarf brick wall and uPVC construction with single doors to either side, polycarbonate style pitched roof, ceiling fan and laminate flooring.

### Dining Room

9'10" x 9'10" (3.0m x 3.0m)  
Being open-plan to the kitchen via an archway, with radiator, window overlooking the rear garden and carpeted flooring.

### Kitchen

9'10" x 9'6" (3.0m x 2.9m)  
With a range of wall and base units to include full height larder unit and display cabinets, integrated oven and grill, integrated gas hob with extractor over, sink with 1.5 bowls and mixer tap, space and plumbing for washing machine, space for two under counter appliances, partially tiled walls, window to the side and tiled flooring.

### Bathroom

9'10" x 6'2" (3.0m x 1.9m)  
With both bath and separate shower with glazed shower cubicle, rainfall shower and uPVC wall boarding surround, WC, wash basin, heated towel radiator, tiled walls, extractor fan, window with obscured glazing to the side and tiled flooring.

### Bedroom One

10'9" max x 13'1" (3.3m max x 4.0m)  
With radiator, window to the front of the property and carpeted flooring.

### Bedroom Two

11'5" x 8'10" (3.5m x 2.7m)  
With radiator, window to the front of the property and carpeted flooring.

### Bedroom Three

8'10" x 8'10" (2.7m x 2.7m)  
With radiator, window to the driveway and carpeted flooring.

### Garage

16'4" x 11'9" (5.0m x 3.6m)  
With up-and-over garage door, recent (2024) Worcester gas combination wall-mounted boiler with remaining warranty, power and lighting, fuse box and gas metre, pedestrian door and window to the rear garden and concrete flooring.

### Rear Garden

With two block paved raised terraces edged with dwarf wall to either side of the conservatory, lawn with mature trees, garden shed, area of decorative gravel, external tap and lighting, pedestrian access to either side of the property via block paved pathways with a personell gate to the left of the property and boundaries of mature hedging and fencing.

### 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: 0330-2118-9580-2125-3471.

### Viewing

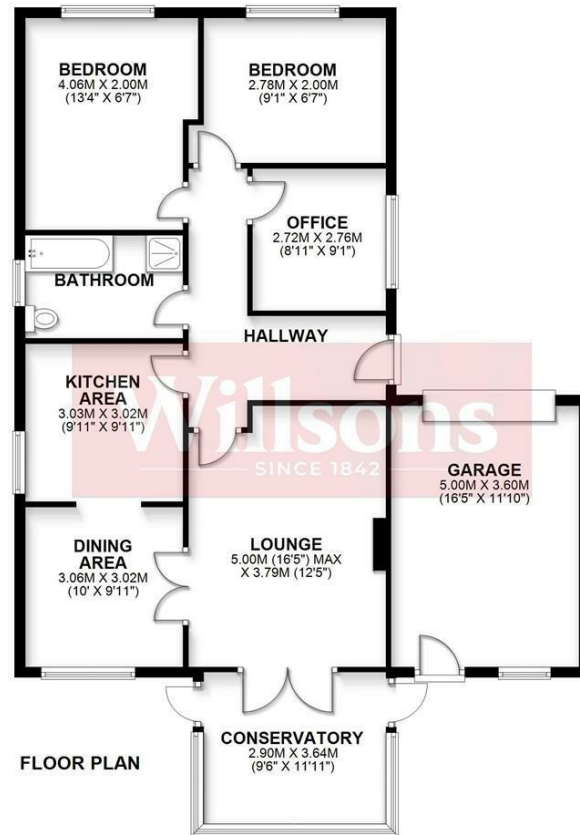
Viewing is strictly by appointment with the Alford office at the address shown below.

### Directions

From the A16 Louth to Boston road, on reaching Spilsby, turn onto the B1195 towards Spilsby town centre. Proceed through the town then turn right into Tasman Road. Continue down Tasman Road, turning left into Erebus Close which is a block paved roadway leading to the property which can be found at the head of the cul-de-sac.  
What3words///trace.lurching.slouched



9 Erebus Close  
Spilsby  
PE23 5LJ



FLOOR PLAN

TOTAL AREA: APPROX. 115.9 SQ. METRES (1247.4 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.

