



24, Masonic Lane, Spilsby
£130,000



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Willsons
SINCE 1842

24, Masonic Lane, Spilsby,
Lincolnshire, PE23 5LR

"AGENT'S COMMENTS"

This traditional end of terrace two bedroom cottage benefits from a newly installed (2025) gas combination boiler with lengthy warranty, uPVC double glazed doors and windows, has a media wall with flame effect fire in the living room and has custom made blinds throughout. The surprisingly spacious dining kitchen with central Range style cooker and additional under-stairs utility space steps out into the west-facing low maintenance rear garden with areas of decking and enclosed boundaries of fencing. Located on no-through lane, the property is within walking distance of the amenities and schools of the Market town of Spilsby.

LOCATION

Spilsby is a historic 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 centre includes a range of small supermarkets, traditional newsagents, baker, butchers, jewellers and clothing stores, together with public houses, cafes and convenience food takeaways. Conveniently situated on the Skegness to Lincoln and Mablethorpe to Boston Bus routes, the town holds a weekly traditional street market and offers a number of clubs for all ages.



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Front of Property

With an area of low maintenance decorative slate, concrete pathway leading to the partially glazed front door and boundaries of dwarf walling.

Entrance Hallway

14'9" x 2'11" (4.5m x 0.9m)

With radiator, heating thermostat, high level consumer unit and laminate flooring.

Living Room

10'9" x 11'1" (3.3m x 3.4m)

With central chimney breast media wall with electric flame effect fire, radiator, window to the front of the property and laminate flooring.

Kitchen

11'1" max x 11'9" (3.4m max x 3.6m)

With a range of wall and base units, central chimney breast wall with range style Leisure Cuisine Master cooker, sink with 1.5 bowls, drainer and mixer tap, space and plumbing for dishwasher, space for under counter fridge, vinyl flooring, window and partially glazed uPVC pedestrian door to the rear garden.

Under Stairs Utility Storage

5'10" x 2'7" (1.8m x 0.8m)

With worktop, space and plumbing for washing machine, vinyl flooring and window to the rear of the property.

Landing

15'1" x 5'6" max (4.6m x 1.7m max)

With loft access, partially vaulted ceilings and carpeted flooring.

Bedroom One

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

With chimney breast wall with fitted storage to one side, partial feature acoustic style wall boarding, radiator, carpeted flooring and window with views over the rear garden.

Bedroom Two

10'9" x 7'6" average (3.3m x 2.3m average)

With chimney breast wall and fitted storage to one side, radiator, carpeted flooring and window to the front of the property.

Bathroom

11'1" x 5'6" (3.4m x 1.7m)

Bath with electric shower over, tiled surround and glazed shower screen, WC, wash basin, towel radiator, extractor fan, window to the front of the property and vinyl flooring.

Airing Cupboard

2'11" x 2'7" (0.9m x 0.8m)

Located to one end of the bathroom with newly installed 2025 Viessmann gas combination boiler with warranty, built-in shelving and vinyl flooring.

Gardens

Rear garden with areas of concrete, decorative slate topped garden borders, area of decking, external lighting, boundaries of fencing and pedestrian gate to the side of the property.

Additional Comments

There is a pedestrian right of access in relation to the adjoining property across the pathway to the side of the property and to cross 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 'A' 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: 2267-3956-0209-1765-9204

Viewing

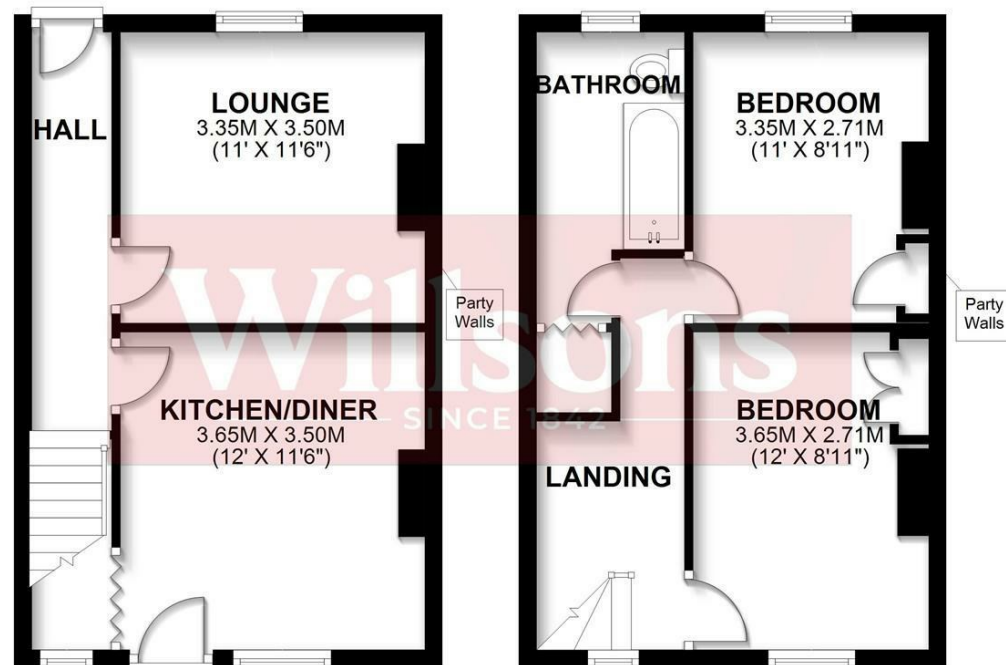
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions

From the A16 Louth to Boston road, on reaching the town of Spilsby, turn onto the A1195 towards the village of Hundleby. After 160m turn left into Masonic Lane. The property can be found on the right-hand side after 70m.
What3words:///stand.finger.intervene



24 Masonic Lane
Spilsby
PE23 5LR



FLOOR PLAN

TOTAL AREA: APPROX. 64.2 SQ. METRES (691.4 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.

