

37 Tasman Road
SPILSBY

£169,950

SINCE 1842
Willsons

PROPERTY PROFESSIONALS



- Detached Bungalow in Popular Location
- 3 Bedrooms
- Corner Plot
- Gas Central Heating
- Upvc Double Glazing
- Garage & Gardens
- **NO CHAIN**
- EPC Rating: D

124 West Street, **ALFORD** 01507 621111

Email alford@willsons-property.co.uk

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37 Tasman Road
Spilsby
Lincolnshire, PE23 5LN

“ AGENT’S COMMENTS ”

3 Bedroom detached bungalow situated on a corner plot in a popular residential location. The property benefits from Upvc double glazing, gas central heating, timber garage, gardens and is for sale with no onward chain.

ABOUT THE AREA

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 port town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local shops including butchers, bakers, greengrocers & newsagents, supermarkets, post office, banks, doctor’s surgery, dentists, opticians and a range of pubs and restaurants. It is on the Skegness to Lincoln and Mablethorpe to Boston bus routes and holds a weekly market on a Monday. There are a number of clubs and societies for all ages.

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ACCOMMODATION:

A recessed entrance porch gives access to a Upvc double glazed entrance door leading into the:-

ENTRANCE HALL

Having radiator, TV point, Danfos thermostat, built-in airing cupboard with pre-lagged cylinder and immersion heater, fitted shelves.

LOUNGE

18' 10" x 11' 8" (5.74m x 3.55m) Having feature fireplace with inset gas coal effect fire, 2 radiators, TV point, Upvc double glazed window to side, Upvc double glazed sliding patio doors to garden.

KITCHEN

10' 6" x 9' 2" (3.20m x 2.79m) Having stainless steel single drainer sink unit with adjoining worktops having range of base cupboards and drawers under, matching wall cupboards, part tiled walls, radiator, space and point for fridge freezer, space and plumbing for washing machine, Upvc double glazed window.

BEDROOM 1

15' x 10' 9" (4.57m x 3.27m) Having radiator, TV point, access to roof space, Upvc double glazed window.

BEDROOM 2

9' x 8' 7" (2.74m x 2.61m) Having built-in wardrobe, radiator, Upvc double glazed window.

BEDROOM 3

11' 10" x 9' 10" (3.60m x 2.99m) Having radiator, Upvc double glazed window.

BATHROOM

Having panelled bath with Mira Sport shower over, pedestal wash hand basin, low level wc suite, radiator, extractor fan, Upvc double glazed window.

OUTSIDE:

The property stands upon a corner plot having relatively low maintenance gardens to the front, side and rear of the property comprising of lawned area with a stone capped brick retaining wall, flowers and shrubs as set.



TIMBER GARAGE

19' 10" x 9' 10" (6.04m x 2.99m) Having concrete floor, electricity connected.

UTILITY ROOM

11' x 6' (3.35m x 1.83m) Having a Vaillant gas central heating boiler, cold water tap.

ALLUMINIUM FRAMED GREENHOUSE

STEEL STORAGE SHED

7' 8" x 5' 9" (2.34m x 1.75m)

TENURE & POSSESSION:

The property is Freehold with vacant possession upon completion.

SERVICES:

We understand that mains gas, water, electricity and drainage are connected to the property.

COUNCIL TAX:

Council Tax Band C payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

EPC:

The property has an energy rating of D. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 2248-5958-7230-1047-8970.

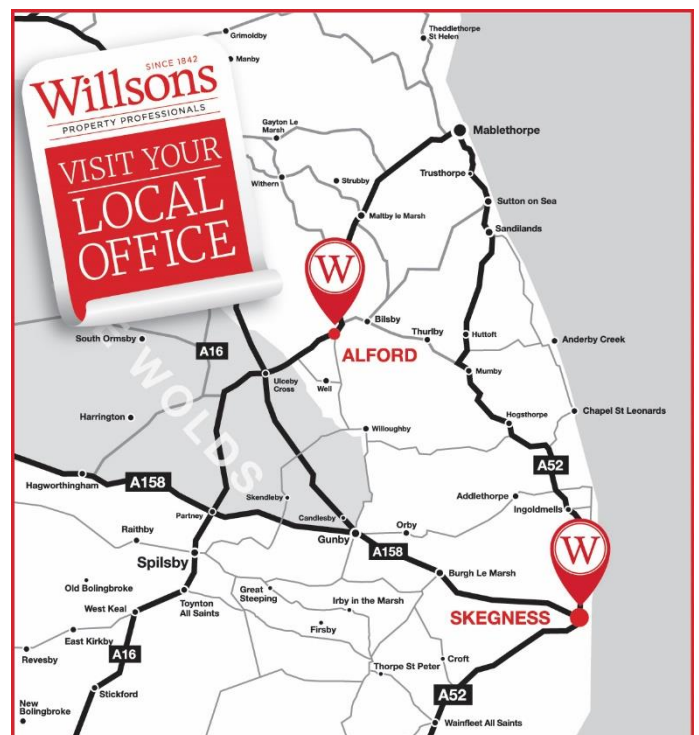
VIEWING:

Viewing is strictly by appointment with the Alford office at the address shown below. View our properties online at: www.willsons-property.co.uk, www.rightmove.co.uk & www.onthemarket.com

Willsons' Services

Willsons are an independent professional firm with offices covering the Lincolnshire Wolds to the Sea providing local knowledge and a personal touch.

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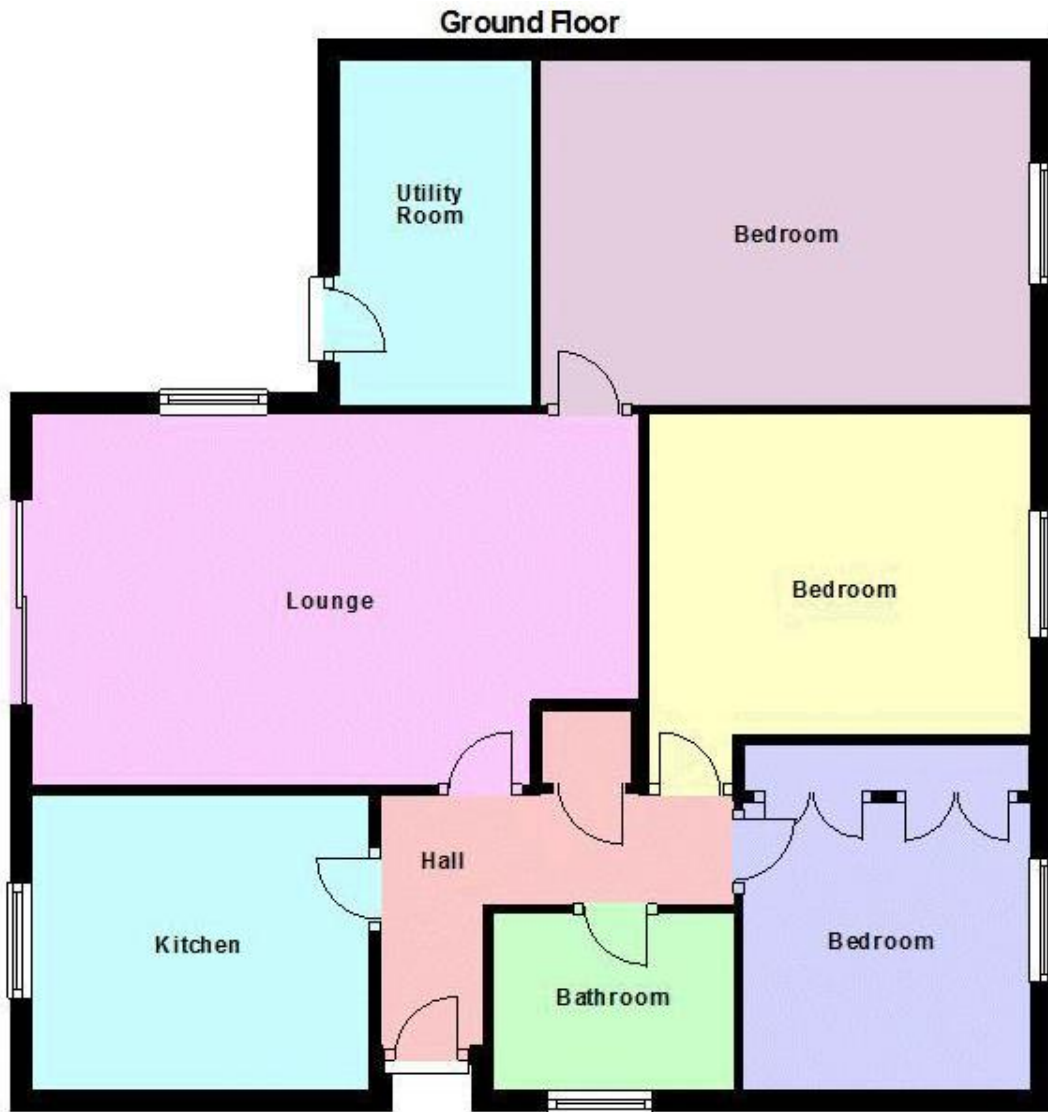


For Enquiry or Viewing please contact our Alford office **01507 621111**



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.

