



6, Boston Road, Spilsby

£169,000



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**Willsons**

SINCE 1842

6, Boston Road,  
Spilsby, Lincolnshire,  
PE23 5HD

### "AGENT'S COMMENTS"

*This well presented three-storey property is perfect for first time buyers or investors and benefits from a low maintenance rear courtyard garden, two allocated parking spaces, ground floor WC, uPVC double glazed windows, fired central heating and is situated within walking distance of the local amenities of the popular 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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<https://www.willsons-property.co.uk>

### Front of Property

With concrete slabbed pathway with borders of gravel leading to the front porch, pedestrian gate to the side and property boundaries of dwarf brick wall and fencing.

### Entrance Hallway

8'6" x 3'11" (2.6m x 1.2m )

With wooden partially double glazed front door, radiator, fuse box, thermostat and carpeted flooring.

### Understairs WC

4'7" x 2'7" max (1.4m x 0.8m max)

With WC, wash basin, tiled splashback, radiator, extractor fan and vinyl flooring.

### Kitchen

13'5" x 10'5" (4.1m x 3.2m )

With a range of wall and base units, sink with mixer tap and drainer, integrated cooker and hob, extractor hood, tiled splash back, space and plumbing for washing machine, Ariston combination gas fired central heating boiler, wooden partially double glazed door leading to the rear courtyard garden, window to the rear of the property and vinyl flooring.

### Living Room

17'8" x 10'2" (5.4m x 3.1m )

With electric fire, hearth and mantel, radiator, window to the front of the property and carpeted flooring.

### First Floor Landing

5'10" x 15'1" (1.8m x 4.6m )

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

### Master Bedroom

'L' shaped room with two radiators, windows to the rear of the property and carpeted flooring.

### Bedroom Two

12'5" x 7'2" max (3.8m x 2.2m max)

With wash basin vanity unit, radiator, window to the front of the property and carpeted flooring.

### Bathroom

6'2" x 5'6" (1.9m x 1.7m )

With WC, wash basin with tiled splash-back, bath with direct feed shower over, shaver socket, extractor fan, partially tiled walls, window to the front of the property and vinyl flooring.

### Second Floor Landing

4'3" x 4'7" (1.3m x 1.4m )

With radiator, Velux window and carpeted flooring.

### Bedroom Three

Dual aspect room with vaulted ceilings, two storage cupboards (0.8m x 1.0m and 0.8m x 0.6m), two radiators, Velux style windows to the front and rear and carpeted flooring.

### Rear Courtyard

Set to low maintenance slabs with gravel borders, outside lighting, pedestrian gate to the rear of the property leading to one allocated parking space, access to the side of the property and front pedestrian gate and property boundaries of fencing.

### Parking

The property benefits from two allocated parking spaces to the rear of the property.

### 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 'C'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 8000-4880-0422-8529-3553

### 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. Continue on Boston Road for 550m. The property can be found on the left after 135m.  
What3words:///resorting.defenders.submitted

### Viewing

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



6 Boston Road  
Spilsby  
PE23 5HD



TOTAL AREA: APPROX. 93.8 SQ. METRES (1009.6 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.

