Strathyre, Brewery Yard, Hundleby

£219,950

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Willsons
SINCE 1842

Strathyre, Brewery Yard, Hundleby, Spilsby, Lincolnshire, PE23 5LU

"AGENT'S COMMENTS"

Set back from the main road via a private lane is this traditional detached bungalow with generous gardens and wide access to all sides. With several rooms being dual aspect, the property offers three double bedrooms, modern stylish bathroom, dining kitchen and separate utility, living room with open fire and dual driveway. Benefitting from uPVC double glazing throughout and a recently installed oil-fired boiler, this pretty bungalow in the popular village of Hundleby on the edge of the Lincolnshire Wolds offers ample space, sizeable gardens and is within walking distance of the amenities of the market town of Spilsby,

LOCATION

Hundleby is a village on the edge of the Lincolnshire Wolds 'An Area of Outstanding Natural Beauty'. The market town of Spilsby is approximately 1 mile to the east and has primary and secondary schools, a range of local shops including butchers, bakers, greengrocers & newsagents, supermarkets, banks, doctor's surgery, dentists and a range of pubs and restaurants. The weekly market is on a Monday. Hundleby is on the Skegness to Lincoln bus routes with regular services, Spilsby also has services to the market town of Louth and port town of Boston. There are a number club and societies for all ages.

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124 West Street, Alford, Lincolnshire, LN13 9DR
T. 01507 621111 | **E.** alford@willsons-property.co.uk
https://www.willsons-property.co.uk

Front of Property
Accessed via a quiet private lane onto dual side by side gravel parking with additional wrought iron pedestrian gate onto concrete pathways to the front and sides of the property and leading to the recessed porch with external lighting, with gardens set to lawn with borders of flowers, shrubs and small trees and boundaries of hedging and fencing.

Entrance Hall
22'11" x 3'11" min (7.0m x 1.2m min)
Providing central access to all rooms with room thermostat, boiler control, loft access, radiator, door chime, carpeted flooring and full height storage cupboard with shelving.

Living Room
13'9" x 13'9" (4.2m x 4.2m)
Dual aspect room with central chimney breast wall with open fire, tiled hearth and mantle, radiator, wall lighting, carpeted flooring and windows with aspects over the front and side gardens.

Dining Kitchen
13'9" x 10'9" (4.2m x 3.3m)
Dual aspect room with a range of wall and base units, integrated oven and grill with ceramic hob, stainless steel sink with mixer tap and draining board, space and socket for under counter fridge, space and plumbing for washing machine, down lighting, vinyl flooring and windows with aspects over the side, rear patio and garden.

Utility
5'6" x 3'11" (1.7m x 1.2m)
With in-built full height pantry storage, space and socket for full height fridge freezer with shelving over, external partially glazed door with cat flap, boxed high level electric meter and vinyl flooring.

Bedroom One
11'5" x 10'9" (3.5m x 3.3m)
With radiator, carpeted flooring and window with aspects over the front garden.

Bathroom
10'5" x 5'6" max (3.2m x 1.7m max)
Recently modernised and comprising bath with rainfall shower and additional handset over, Victorian style mixer tap with shower handset and glazed shower screen, wash basin vanity unit with illuminated and heated mirror over, WC, partially tiled walls, feature wall-boarding, towel radiator, airing cupboard housing immersion tank with shelved storage over, extractor fan, vinyl flooring and window with obscure glazing.

Bedroom Two
11'5" x 9'6" (3.5m x 2.9m)
With radiator, carpeted flooring and window to the side of the property.

Bedroom Three
11'5" x 9'10" (3.5m x 3.0m)
With radiator, carpeted flooring and window with aspects over the rear garden.

Gardens
Set in gardens to all sides and with an extended garden to the rear, primarily set to lawns with wide fenced access to either side of the property via picket fence with pedestrian gate onto concrete pathways to the right and split 5-bar gate to the left of the property with pedestrian gate. The rear garden offers an area of decorative concrete slab patio, wall tap, two wooden sheds, greenhouse, summer house, raised borders of herbs and fruit bushes, mature shrubs, plants and trees and boundaries of hedging and fencing. There is a recently installed external oil-fired central heating boiler and oil tank on a concrete slab to the left of the property.

Tenure & Possession
The property is Freehold with vacant possession upon completion.

Services
We understand that mains electricity, water and drainage are connected to the property. The property benefits from an oil fired central heating system, the external oil combination boiler and oil tank being recently installed.

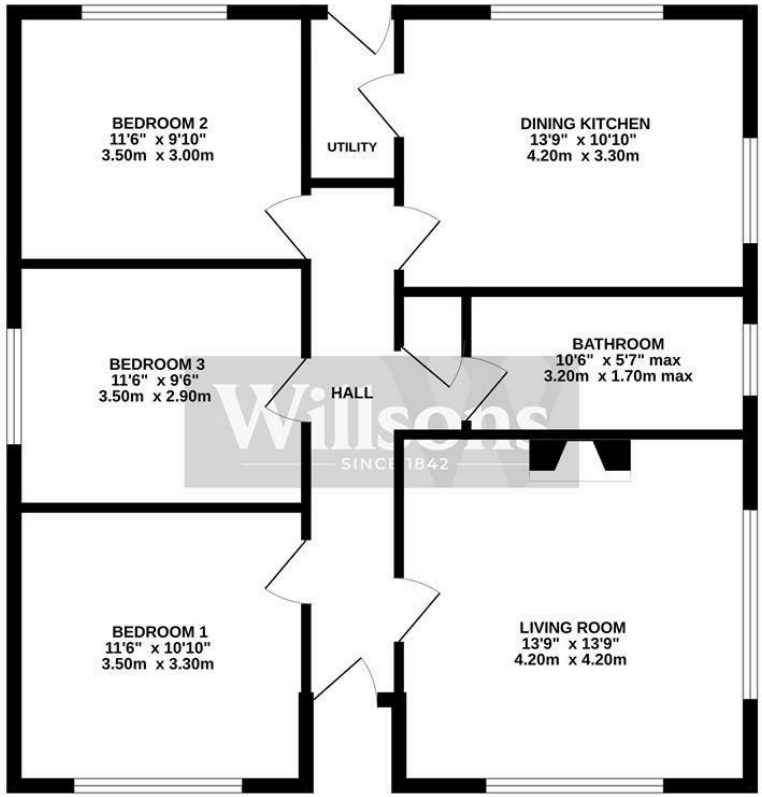
Local Authority
Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

Energy Performance Certificate
The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 8718-7221-6970-4057-8992.

Viewing - Alford
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 Hundleby. On entering the village of Hundleby, turn right into Brewery Yard. The property can be found on the right after 75m.
What3words///peachy.keyboards.froth

GROUND 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.