



Willsons

20, Queen Street, Spilsby

£99,000



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Willsons
SINCE 1842

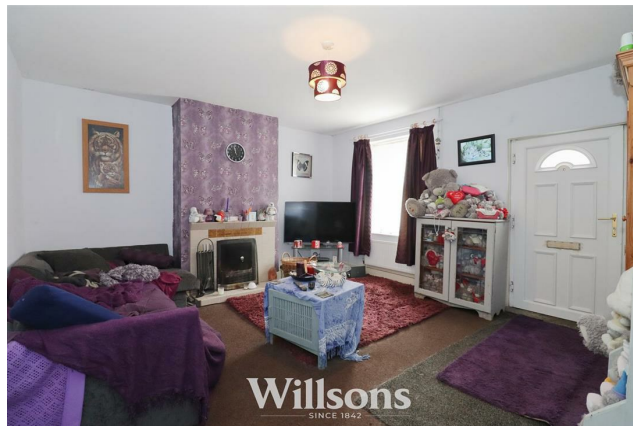
20, Queen Street, Spilsby,
Lincolnshire, PE23 5JE

"AGENT'S COMMENTS"

This traditional extended semi-detached two bedroom town house offers two double bedrooms, living room with open fire, kitchen with period Victorian open fire and double, along with a separate utility room, ground floor bathroom and two areas of courtyard garden and a traditional outbuilding. Benefitting from uPVC double glazing throughout and gas central heating, the property is located on a quiet cul-de-sac within close walking distance of the market town centre of Spilsby, with parking available close-by and is brought to the market with no onward chain.

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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Living Room

13'1" x 14'1" (4.0m x 4.3m)

With central chimney breast wall, open fireplace with tiled surround and mantle, two radiators, carpeted flooring, uPVC double glazed sash window and uPVC external door.

Dining Kitchen

10'5" x 11'5" to stairs (3.2m x 3.5m to stairs)

With the range of wall and base units, chimney breast wall with traditional Victorian style cast iron open fire with hearth, mantle and double ovens, sink with individual taps and draining board, space and plumbing for washing machine, space and socket for electric freestanding cooker with integrated extractor over, partially tiled splash back, radiator, vinyl flooring and window with aspects over the rear courtyard garden.

Understairs Storage Cupboard

2'3" x 5'6" (0.7m x 1.7m)

With high-level recent fuse box, electric meter, built-in shelving and vinyl flooring.

Utility Room

7'10" x 5'6" (2.4m x 1.7m)

With further range of wall and base units, wall mounted Vokera Gas combination boiler, radiator, space for slimline under counter appliance, space for full height freestanding fridge freezer, vinyl flooring, high level window and partially glazed external door to the rear courtyard garden.

Bathroom

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

Comprising bath with Victorian style mixer tap and handset with tiled surround, WC, wash basin with tiled splashback, radiator, extractor fan and vinyl flooring.

Bedroom One

13'1" x 13'9" max (4.0m x 4.2m max)

With central chimney breast wall with hearth, mantle and open fire with arch alcove to one side, two radiators, high level vaulted ceiling, carpeted flooring and uPVC double glazed sash window to the front of the property.

Split Level Landing

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

With carpeted flooring, loft access and radiator at the foot of the stairs.

Bedroom Two

10'5" x 10'9" max (3.2m x 3.3m max)

With full height storage cupboard (0.7m x 0.8m), radiator, partially vaulted high level ceiling, carpeted flooring and window with obscure glazing.

Courtyard Gardens

Set to two separate areas either side of an access pathway to the rear of the property, the area immediately adjacent to the property offering wall mounted tap, external light and sockets and boundaries of fencing with an external pedestrian gate to the rear and leading to an additional courtyard garden and outbuildings with borders of flowers, shrubs and plants, concrete pathway leading to outbuildings and boundaries of brick wall and fencing.

Outbuilding

5'2" x 5'2" (1.6m x 1.6m)

Brick built traditional outbuilding with WC and high level cistern, traditional quarry tile flooring and wooden door.

Coalhouse

6'2" x 5'2" (1.9m x 1.6m)

With brick flooring and wooden door.

Additional Information

The footway to the rear of the property is owned by this property however, a pedestrian right of access is granted to No 2 & 4 Wellington Yard.

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 601 111.

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: 2190-3371-7050-3000-8391

Viewing - Alford

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

Directions

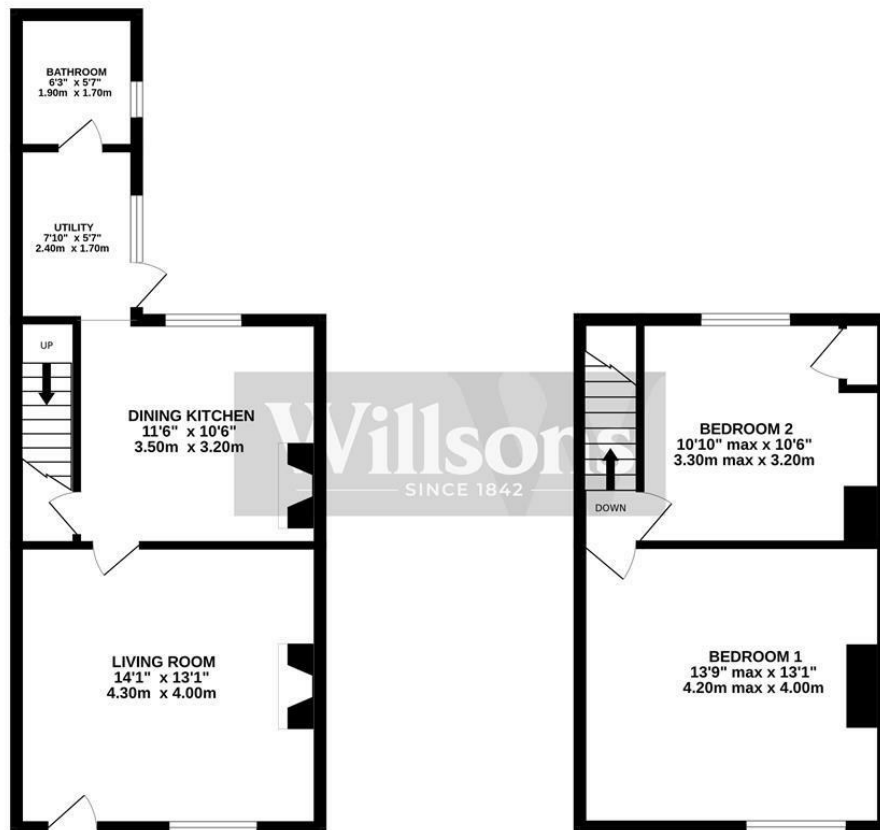
From the A16 Louth to Boston road, on reaching Spilsby, turn onto the B1195 towards Spilsby town centre. On passing the market place, turn left into Queen Street. The property can be found after 130m on the right.

What3words:///fuse.trim.note



GROUND FLOOR

1ST 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.

