



Willsons
SINCE 1842

34 Queen Street, Spilsby
£365,000



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34 Queen Street
Spilsby
Lincolnshire, PE23 5JE

"AGENT'S COMMENTS"

A spacious family home situated within walking distance of the local amenities in the popular town of Spilsby. Benefiting from a well established gardens, garage, two reception rooms, three bathrooms, utility room, sun room and conservatory. Offering uPVC double glazing throughout, gas fired central heating and 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 number of clubs and societies for all ages.

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Accommodation

Rear Porch

Upvc and timber framed windows with inner glazed door to:

Entrance Hall

Radiator, double glazed window, tiled floor.

Shower Room

6'5" x 5' (1.96m x 1.52m)

Walk-in shower with direct shower, wc, wash hand basin, double glazed window.

Main Reception Hall

Stairs to the first floor with cupboard under, radiator, exterior door to:

Conservatory

8'11" x 8'6" max (2.72m x 2.59m max)

Upvc double glazed on a brick base with tiled floor, glass roof, radiator, Upvc door to garden.

Lounge

17' x 15'2" max (5.18m x 4.62m max)

Upvc double glazed bay window, window to side, TV point, radiator, feature fireplace.

Living Room

16'10" x 14'1" max (5.13m x 4.29m max)

Upvc double glazed bay window to front, radiator, double glazed window to side.

Kitchen

20'3" x 12'1" max (6.17m x 3.68m max)

Range of grey shaker style wall and base units with worksurfaces incorporating a round bowl sink with mixer tap, 4 ring gas hob with extractor hood over, oven unit with built-in electric double oven, Upvc double glazed and single glazed windows, spotlights to ceiling, radiator.

Pantry

10'10" x 6'6" max (3.30m x 1.98m max)

Wall and base units, worksurface, double and single glazed windows, radiator, ceiling spotlights.



Utility Room

12'6" x 8'3" (3.81m x 2.51m)

Worksurface with sink unit with mixer tap, cupboards, space and plumbing for washing machine and dryer, secondary double glazed window, door to:

Porch

9'10" x 4'5" (3.00m x 1.35m)

Tiled floor, Upvc double glazed door with side screens, door to garage, further door to:

Sunlounge

9'7" x 9'5" (2.92m x 2.87m)

Upvc double glazed doors, cupboards, worksurface.

First Floor Galleried Landing

Upvc double glazed window, radiator, cloaks cupboard.

Bedroom 1

14' x 14' max (4.27m x 4.27m max)

2 Upvc double glazed windows, built-in wardrobe, radiator.

Bedroom 2

14'5" x 14' (4.39m x 4.27m)

2 Upvc double glazed windows, radiator, built-in wardrobe.

Bedroom 3

13'6" x 9'6" (4.11m x 2.90m)

Upvc double glazed window, radiator, built-in wardrobe.

Bedroom 4

11'5" x 10'1" (3.48m x 3.07m)

Upvc double glazed window, radiator, wash hand basin, airing cupboard housing the hot water cylinder.

Shower Room

8'2" x 6'6" (2.49m x 1.98m)

Walk-in shower cubicle with glass screen and electric shower, vanity wash hand basin, extractor fan, heated electric towel rail.

Bathroom

9'4" x 7'8" max (2.84m x 2.34m max)

Panelled bath, vanity wash hand basin, wc, bidet, radiator, tiling to walls, Upvc double glazed window, ceiling spotlights.



Grounds & Gardens

The property is bounded to Queen Street by a low wall with brick pillars and inset wooden panels with a pair of wooden gates opening onto a block paved parking area and drive leading to the Garage. There are attractive and well established gardens to all sides being laid to lawn, paved paths and patio area, arbour seat and an abundance of trees and shrubs. The boundaries of the property are shown edged in red on the plan.

Garage

14'4" x 11'5" (4.38m x 3.48m)

Pair of timber garage doors, 2 windows to side, personal door to porch, power and light.

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 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN11 8UP. Tel: 01507 601111.

Energy Performance Certificate

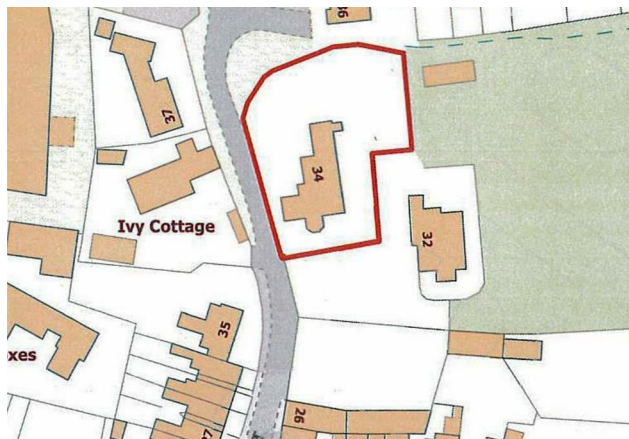
The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0759-3029-1201-1147-9200

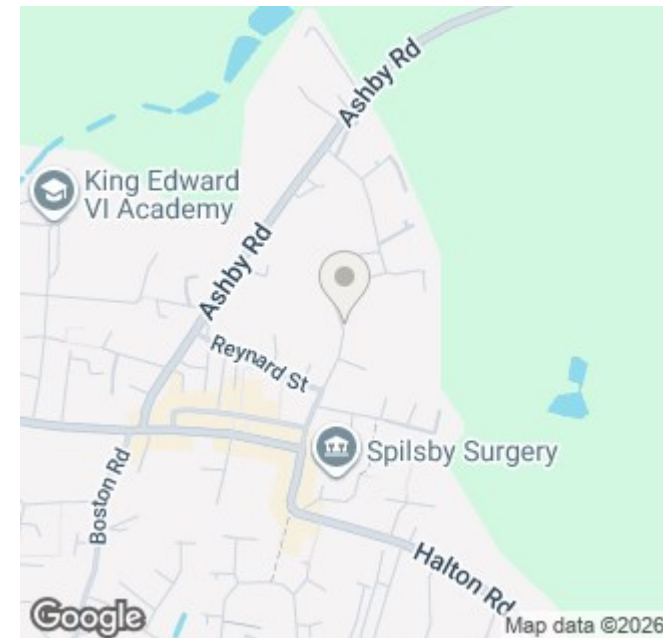
Viewing

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

Directions

From the main A16 crossroads turn into Spilsby and proceed past the market place turning left into Queen Street, proceed along Queen Street and the property will be found on the right hand side.





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.

