



## Halton Road, Spilsby, Lincs, PE23 5LF

- SPACIOUS 1,575 sq ft THREE DOUBLE bedroom, TWO bathroom (and W.C.), THREE reception, detached DORMER BUNGALOW
- GENEROUS PLOT with front, side and rear GARDENS, including COUNTRYSIDE access and VIEWS, PRIVATE, fully fenced, block and paved PATIOS, large shed and a Wendy house
- Detached GARAGE with STORE ROOM, having REMOTE door, light, power, window and pedestrian door
- Triple aspect LOUNGE with fireplace, dual aspect DINING/FAMILY room with double sided WOOD/multi-fuel BURNER and 3RD generous RECEPTION
- SELF CONTAINED ANNEX potential and also the potential for one of the receptions as a fourth double bedroom
- Outskirts of well serviced historic town including major supermarket, doctors, dentist and sought after schooling, yet CONVENIENT for TOWN CENTRE
- MODERN fitted KITCHEN BREAKFAST room with WOOD/multi-fuel BURNER, PANTRY room, and dual aspect enormous UTILITY room, Generous BATH and SHOWER room, MODERN SHOWER room and W.C.
- UPVC double glazing including external and stable doors, Mains gas CENTRAL HEATING with Worcester REPLACED BOILER that is serviced annually, WOOD/multi fuel BURNER serviced annually

**Price £300,000**



# Halton Road, Spilsby, Lincs, PE23 5LF

## DESCRIPTION

This is a well presented and spacious 1,575 sq ft, three double bedroom, two bathroom (and W.C.), three reception, detached dormer bungalow, with a layout suitable for a self contained annex and also the potential for one of the receptions as a fourth double bedroom, as well there being a detached garage with store room and a generous plot having front, side and rear gardens with the private, fully fenced rear garden having countryside access and views, patios, large shed and Wendy house, all on the outskirts of the well serviced historic market town of Spilsby yet convenient for its centre.

It also benefits from UPVC double glazing including external and stable doors, mains gas central heating with Worcester replaced boiler that is serviced annually, wood/multi fuel burner serviced annually, high ceilings, varnished exposed wooden flooring, security alarm system serviced annually, external light, power and two water taps.

The property consists of entrance lobby and hall (having a built in double fronted cupboard), triple aspect lounge (including exposed brick fireplace having glass fronted log effect gas fire), dual aspect dining/family room having wood burner/fireplace that is double sided to the modern fitted kitchen breakfast room (including stainless steel/glass fronted oven, ceramic hob, one and half bowl ceramic sink, straight edged worktops etc), pantry room (with window, built in base and wall units and space for fridge freezer), dual aspect enormous utility (including sink and generous range of built in cupboards), rear hall with stable exterior door, spacious bath and shower room, master bedroom, second double bedroom, inner hall from where the annex potential starts, boot room (including double base cupboard and shelving), modern shower room, third reception, and upstairs third double bedroom.

The detached garage with store room has a remote controlled roller shutter door, light, power, UPVC double glazed side window and rear pedestrian door.

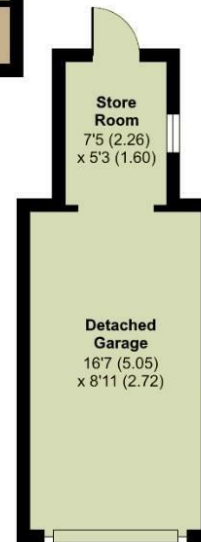
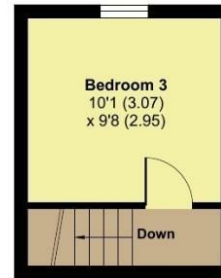
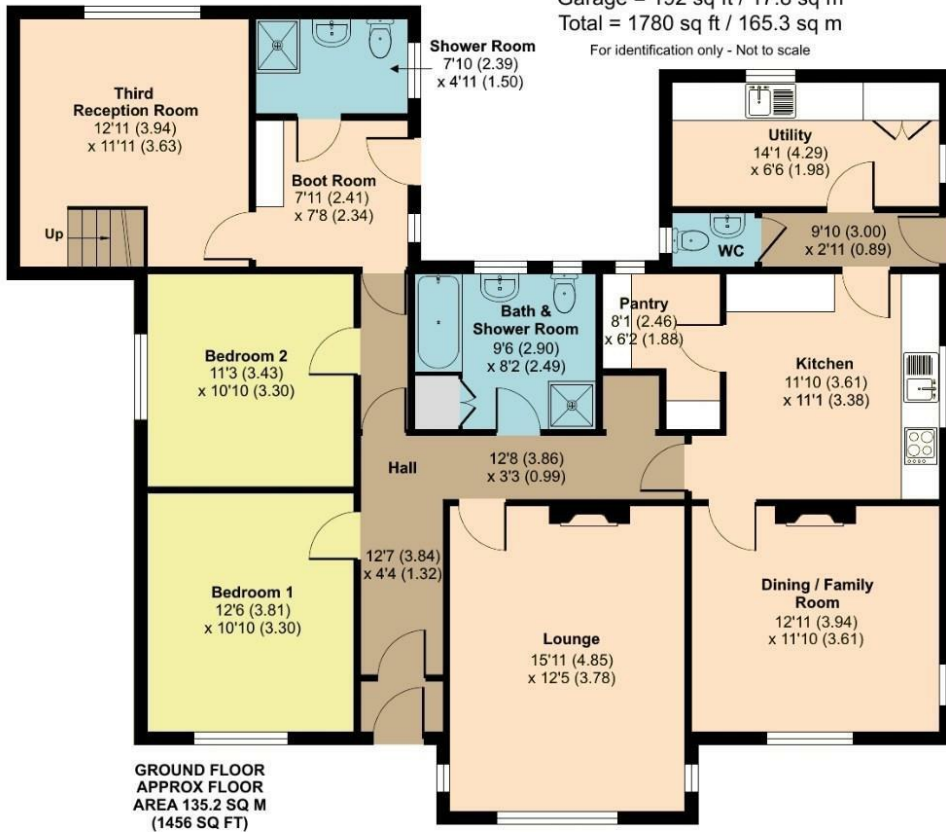




# Halton Road, PE23

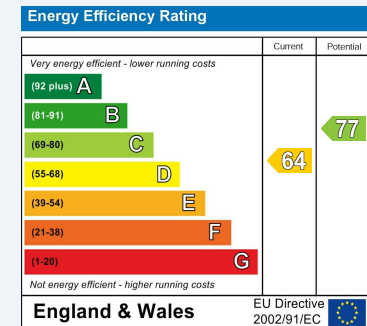
Approximate Area = 1588 sq ft / 147.5 sq m  
 Garage = 192 sq ft / 17.8 sq m  
 Total = 1780 sq ft / 165.3 sq m

For identification only - Not to scale



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1120351



10 East Street, Horncastle, LN9 6AZ  
 Tel: 01507 524910 Email: [horncastle@hunters.com](mailto:horncastle@hunters.com) <https://www.hunters.com>

