



## Alma Place, Spilsby, , PE23 5LB

- SPACIOUS 1,033 sq ft THREE bedroom, TWO reception, EXTENDED HOUSE, an end of terrace of only three properties
- Enclosed GARDEN, paved PATIO and communal rear GARDEN
- LOUNGE with BAY window having door to garden, feature fireplace with gas fire, built in bookcase and cupboards and open plan to FAMILY ROOM
- BATHROOM with separate SHOWER over the bath and built in full height double cupboard
- UPVC double glazing including external doors
- Detached GARAGE (having light, power, own electrical consumer unit, window and pedestrian door) with PARKING
- CONVENIENT cul-de-sac LOCATION for well serviced historic TOWN CENTRE including major supermarket, doctors, dentist and sought after schooling
- Fitted KITCHEN DINER including fan assisted double oven, ceramic hob, space/plumbing for French/American style fridge freezer and washing machine
- MASTER bedroom with two built in DOUBLE wardrobes, TWO further bedrooms
- Mains gas CENTRAL HEATING with HIVE remote control system

**Price £145,000**





# Alma Place, Spilsby, , PE23 5LB

## DESCRIPTION

This is a spacious 1,033 sq ft, three bedroom, two reception, extended house, an end of terrace of only three properties, with detached garage, parking and enclosed garden, in a convenient cul-de-sac location for well serviced historic town centre including major supermarket, doctors, dentist and sought after schooling.

It also benefits from UPVC double glazing including external doors, mains gas central heating with Hive remote control system, external light and water supplies, and is offered freehold.

The property consists of entrance hall, lounge (with bay window having door to garden, feature fireplace with gas fire, built in bookcase and cupboards) open plan to family room, fitted kitchen diner (including fan assisted double oven, ceramic hob, space/plumbing for French/American style fridge freezer and washing machine), landing, bathroom with separate shower over the bath and built in full height double cupboard, master bedroom with two built in double wardrobes and two further bedrooms.

Outside, opposite the property is the detached garage (having light, power, own electrical consumer unit, window and pedestrian door) with parking, enclosed garden, paved patio and there a rear garden.

The well serviced historic market town of Spilsby, birthplace of Sir John Franklin the arctic explorer, has a major supermarket, restaurants, tearoom, open air market, doctors, dentist and sought after schooling. Spilsby, a gateway to the Lincolnshire Wolds, a designated area of Outstanding Natural Beauty, is also only 12.5 miles from fantastic beaches on the east coast.





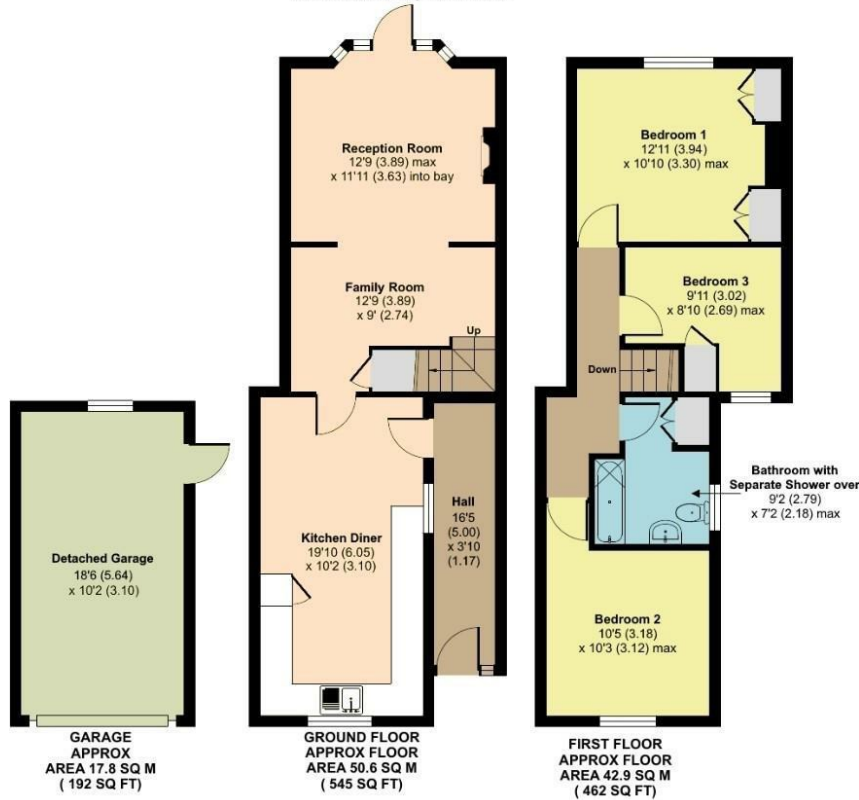




# Alma Place, Spilsby, PE23

Approximate Area = 1007 sq ft / 93.5 sq m  
 Garage = 192 sq ft / 17.8 sq m  
 Total = 1199 sq ft / 111.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Hunters Property Group. REF: 1133961

## 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.



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

# 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

