



## Halton Road, Spilsby, , PE23 5LA

- SPACIOUS 463 sq ft MASTER bedroom HOUSE in need of UPDATING, an end of terrace of only three properties with NO 'upward CHAIN'
- LOUNGE with FEATURE previously open FIREPLACE having wood burner and log effect electric fire, and built in base shelving
- UPSTAIRS fully tiled BATHROOM with shower riser and rail over the bath and built in full height cupboard, VERY SPACIOUS 135 sq ft MASTER bedroom
- Cottage front GARDEN and a brick outbuilding (needs re-roofing)
- CONVENIENT LOCATION for well serviced historic TOWN CENTRE including major supermarket, doctors, dentist and sought after schooling
- Fitted KITCHEN including range of base and wall unit, slot in electric cooker (double oven and four ring ceramic hob), space/plumbing for fridge freezer and washing machine
- UPVC double glazing including external door, electric night storage heaters on cheap Economy 7 tariff, electric smart meter
- ONLY a council tax BAND 'A' currently £1477.81 gross per annum

**Guide Price £75,000**



# Halton Road, Spilsby, , PE23 5LA

## DESCRIPTION

This is a spacious 463 sq ft master bedroom house in need of updating, an end of terrace of only three properties, with cottage front garden, in a convenient location for well serviced historic town centre including major supermarket, doctors, dentist and sought after schooling, with NO 'upward CHAIN'.

It also benefits from UPVC double glazing including external door, electric night storage heaters on cheap Economy 7 tariff, electric smart meter, wooden vertical panelled internal doors, is only a council tax band 'A' currently £1477.81 gross per annum, and is offered freehold.

The property consists of lounge (with feature previously open fireplace having wood burner and log effect electric fire, and built in base shelving), fitted kitchen (including range of base and wall unit, slot in electric cooker having double oven and four ring ceramic hob, space/plumbing for fridge freezer and washing machine), upstairs fully tiled bathroom (with shower riser and rail over the bath and built in full height cupboard), and very spacious 135 sq ft master bedroom.

Outside is the cottage front garden and a small brick outbuilding (needs re-roofing).

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 and 17 miles from several tourist attractions including the Battle of Britain Memorial Flight, Cadwell Race Circuit etc.



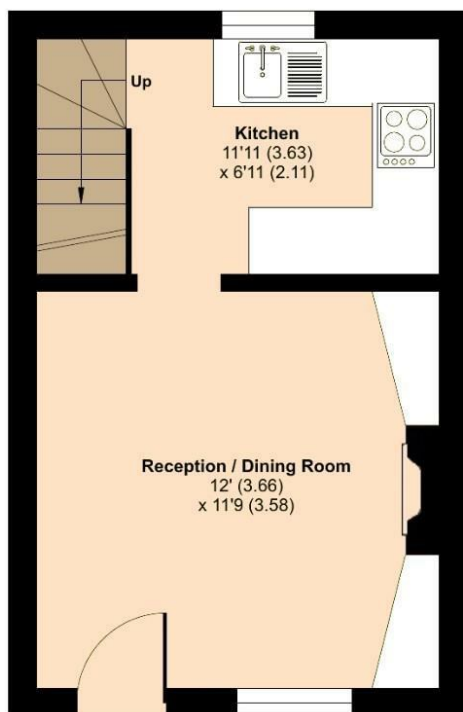




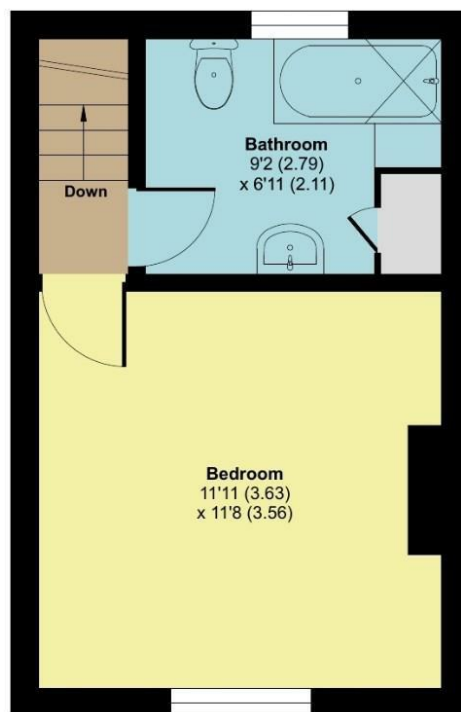
## Halton Road, Spilsby, PE23

Approximate Area = 460 sq ft / 42.7 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 21.3 SQ M  
( 230 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 21.3 SQ M  
( 230 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hunters Property Group. REF: 1141890

### Viewings

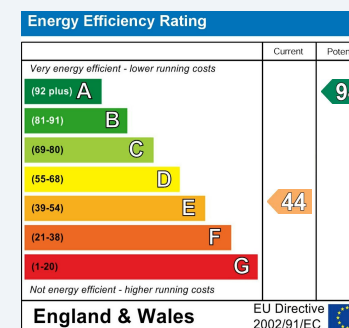
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



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