



## Queen Street, Spilsby, , PE23 5JE

- VERY well presented, SPACIOUS 1,280 sq ft Grade II GEORGIAN COTTAGE circa 1800's on a 0.12 ACRE plot (sts), ONLY a council tax BAND 'A'
- FRONT and REAR established GARDENS including SECLUDED, WEST FACING rear, fully fenced and having a shed, as well as there being a BRICK built STORE room having light, power and window
- Dual aspect fitted KITCHEN BREAKFAST ROOM including quartz granite effect straight edged worktops, large Belfast style ceramic sink, stainless steel/ glass front fan assisted electric oven, 4 ring ceramic hob, space/plumbing for dishwasher
- UTILITY CONSERVATORY including glazed roof, light, central heating, Indian slate tiled floor, and to one side, space and plumbing for washing machine and tumble dryer
- THREE dual aspect DOUBLE bedrooms, THREE receptions, TWO bathrooms (including downstairs and upstairs), VERY GENEROUS off road PARKING for at least 4 cars including CARAVAN if required
- LOUNGE and a similar sized dual aspect SECOND RECEPTION (BOTH having WOOD BURNERS, EXPOSED timber ceiling BEAM, and Indian SLATE tiled FLOOR)
- Dual aspect DINING ROOM including soft closure fitted units with quartz granite worktop and built in fridge
- DOWNSTAIRS fully tiled MODERN SHOWER room with one and a half width shower, UPSTAIRS MODERN BATHROOM including hand basin in soft closure vanity unit and bath with mixer taps having hand held shower extension

**Guide Price £240,000**



# Queen Street, Spilsby, , PE23 5JE

## DESCRIPTION

This is a very well presented, spacious 1,280 sq ft, three dual aspect double bedroom, three reception, two bathroom (including downstairs and upstairs), Grade II Georgian cottage circa 1800's, on a generous 0.12 acre plot (sts), only a council tax band 'A', with spacious off road parking for at least 4 cars including caravan if required, front and rear established gardens (including secluded, west facing rear, fully fenced and having a shed, as well as there being a brick built store room having light, power and window), all in a convenient location for well serviced historic town centre including major supermarket, doctors, dentist and sought after schooling.

It also benefits from mains gas central heating with annually serviced boiler, sliding sash windows, electrical re-wire by current owner, previously re-roofed, is only a council tax band 'A' currently £1477.81 gross per annum, and is offered freehold.

The property consists of lounge and a similar sized dual aspect second reception (both having wood burners, exposed timber ceiling beam, and Indian slate tiled floor), dual aspect fitted kitchen breakfast room (including quartz granite effect straight edged worktops, large Belfast style ceramic sink, stainless steel/ glass front fan assisted electric oven, 4 ring ceramic hob, space/plumbing for dishwasher), dual aspect dining room (including soft closure fitted units with quartz granite worktop and built in fridge), utility conservatory (including glazed roof, light, central heating, Indian slate tiled floor, and to one side, space and plumbing for washing machine and tumble dryer), downstairs fully tiled modern shower room (with one and a half width shower).

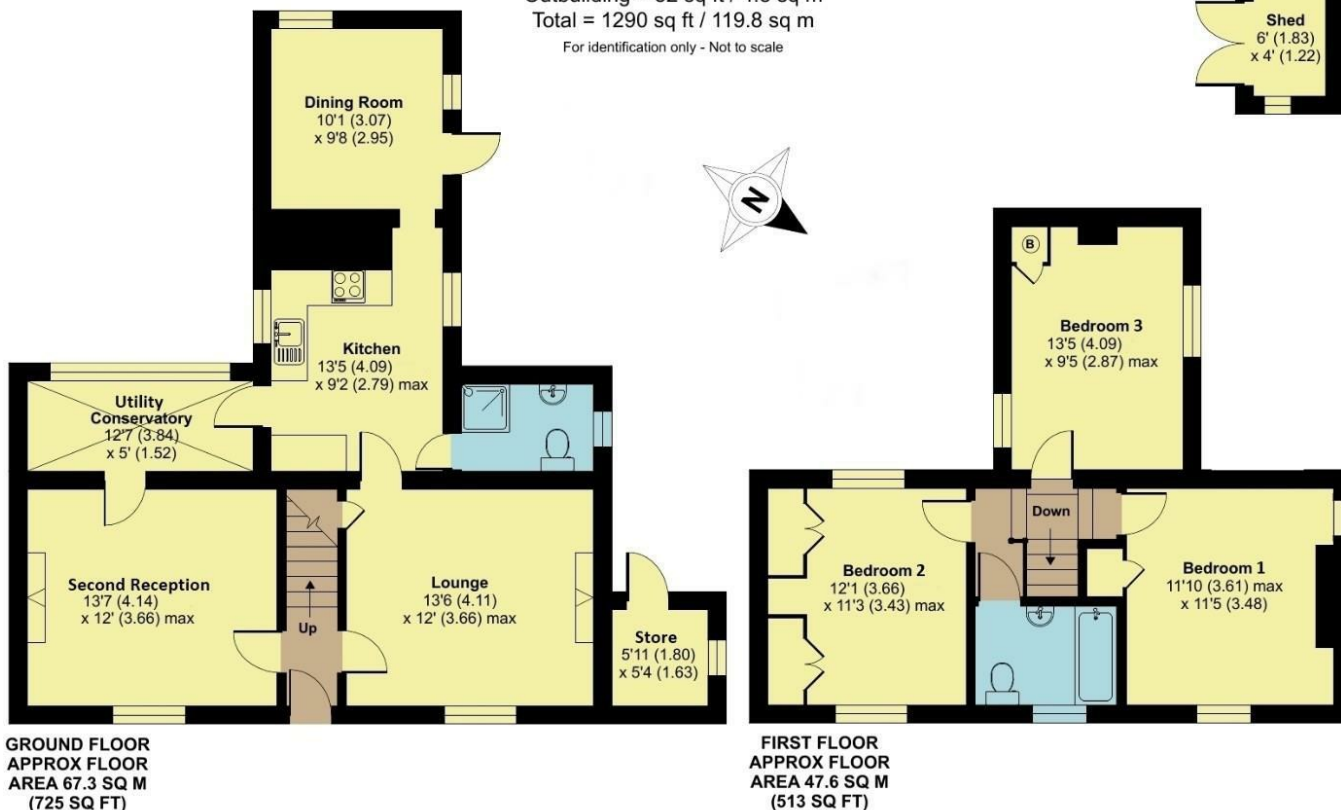
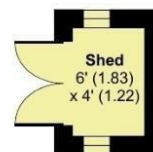
Upstairs is the landing, modern bathroom (including hand basin in soft closure vanity unit and bath with mixer taps having hand held shower extension), and the three dual aspect double bedrooms, each having built in wardrobe/cupboard.





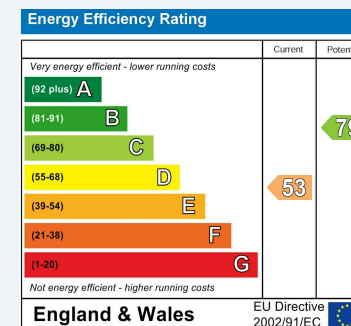
# Queen Street, Spilsby, PE23

Approximate Area = 1238 sq ft / 115 sq m  
 Outbuilding = 52 sq ft / 4.8 sq m  
 Total = 1290 sq ft / 119.8 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.

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: 1176016

### 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>

