



Hundleby Road, , Spilsby, Lincs, PE23 5LP

- SPACIOUS 1,055 sq ft THREE bedroom, TWO reception, terraced HOUSE with BRAND NEW KITCHEN and BATH & SHOWER ROOM, NEW FLOORING THROUGHOUT
- BRAND NEW wooden WORKSHOP with light, power and side windows
- UPVC double glazing, UPVC external doors, Mains GAS CENTRAL HEATING including BOILER that is serviced annually and UNDER FLOOR heating
- BRAND NEW soft closure fitted KITCHEN including straight edged worktops, fan assisted electric oven with LCD display, ceramic hob, recirculating stainless steel & glass filter hood
- BRAND NEW 64 sq ft fully tiled BATH & SHOWER room incl frame-less WALK-IN double width shower with monsoon, flexible hose shower heads & body sprays, surface mounted hand basin
- SPACIOUS OFF ROAD PARKING space which can be secure and has 4 storage boxes
- LOW MAINTENANCE front garden, SOUTH FACING fully fenced/brick walled rear GARDEN including paved patio
- LOUNGE with FEATURE open FIREPLACE, open plan to DINING room having FEATURE wall mounted remote controlled pebbles, living flame effect electric fire
- MODERN UTILITY room with space/plumbing for 2 appliances including full height, worktop and wall cupboard
- ONLY 0.3 miles to well serviced historic market TOWN CENTRE

£150,000



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DESCRIPTION

This is a spacious 1,055 sq ft (sts) 3 bedroom, 2 reception, terraced house with brand new kitchen, bath & shower room, new flooring throughout and wooden workshop, as well as UPVC double glazing and boiler, also having spacious off road parking that can be secure, and a south facing rear garden, only 0.3 miles from the centre of the well serviced historic market of Spilsby.

It also benefits from UPVC double glazing with 10 year warranty, UPVC exterior doors, mains gas central heating incl boiler that is serviced annually, under floor heating, external lighting, power & water tap.

Outside there is the low maintenance front garden, south facing fully fenced/brick walled rear garden incl paved patio, brand new wooden workshop (with light, power & side windows), and generous off road parking space that can be secure and has 4 storage boxes.

The property consists of entrance hall, lounge (with feature cast iron open fireplace having inset vertical tiling and oak surround), open plan to the dining room (having feature wall mounted remote controlled pebbles, living flame effect electric fire with built in full height cupboard to one side), brand new soft closure fitted kitchen (incl straight edged worktops, fan assisted electric oven with LCD display, ceramic hob, recirculating stainless steel & glass filter hood), modern utility room (with space/plumbing for 2 appliances incl full height, worktop and wall cupboard), brand new 64 sq ft fully tiled bath & shower room (incl frame-less walk-in double width shower with monsoon & flexible hose shower heads & body sprays, surface mounted hand basin with illuminated water tap with the colour matching the water temperature).

Upstairs is the landing, master bedroom (with 4 built in drawers either side of the bed space, shelving, cupboard and remote controlled LED lighting), second double bedroom (having a storage alcove) and generous sized 3rd bedroom.





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Approximate Area = 1042 sq ft / 96.8 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 1125 sq ft / 104.5 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). © nitchcom 2025. Produced for Hunters Property Group. REF: 1345878

Viewings

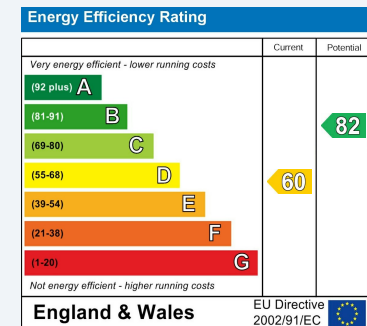
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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