



The Old Granary, Stone Lane, Spilsby, PE23 5JS



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Freehold

£399,000



Key Features

- Detached house
- Three bedrooms
- Three bathrooms
- Two reception rooms
- Conservatory
- Vegetable plot / 0.5 acre (STS)
- EPC rating E





A most attractive three bedroom detached house set in approximately 0.5 acres of grounds (sts) and located in a secluded position in the heart of the market town of Spilsby. The property briefly comprises breakfast kitchen, utility room, two reception rooms, garden room, three bedrooms, three bathrooms, glasshouse, summer house and garden store. The property possesses creatively laid out gardens of lawn, borders, shrubs, ornamental trees and a wooded area.

RECEPTION HALL

With radiator and stairs off.

DINING ROOM

4.85m x 3.99m (15.9ft x 13.1ft)

With radiator and double glazed bay window.

CONSERVATORY/GARDEN ROOM

3.89m x 2.54m (12.8ft x 8.3ft)

With panelled walls, double glazed window and door, radiator and ceramic tiled floor.

SITTING ROOM

5.44m x 3.61m (17.8ft x 11.8ft)

With feature brick fireplace and multi fuel stove, radiator and double glazed French door and window.

SIDE HALL

With double glazed bay window and ceramic tiled floor.

UTILITY AREA

With laminate worktop and cupboard under, wall mounted gas central heating boiler, ceramic tiled floor and plumbing for washing machine.

BREAKFAST KITCHEN

4.85m x 5.69m (15.9ft x 18.7ft)

With one and a half bowl single drainer sink unit and cupboard under, return laminate worktop and cupboard under, island unit and cupboard under, glazed display unit, Rangemaster stove and filter hood over, built in fridge freezer and dishwasher, underfloor heating, ceramic tiled floor and double glazed bay window and door.

SHOWER ROOM

With shower cubicle, pedestal wash basin low flush WC, radiator, double glazed window and tile floor.

OAK STAIRS LEADING TO:

LANDING

With built in cupboard.

FAMILY BATHROOM

With roll top bath, shower cubicle, pedestal wash basin, low flush WC, ceramic tiled floor, towel radiator and double glazed window.

BEDROOM ONE

3.18m x 4.04m (10.4ft x 13.3ft)

With full height full width built in wardrobe, radiator and double glazed window.

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FAMILY SHOWER ROOM

With large shower cubicle, low flush WC, wash basin, ceramic tiled floor, towel radiator and double glazed window.

BEDROOM TWO

2.84m x 4.04m (9.3ft x 13.3ft)

With full height full width wardrobe, double glazed window and radiator.

BEDROOM THREE

3.48m x 2.79m (11.4ft x 9.2ft)

With radiator and double glazed window.

OUTSIDE

SUMMER HOUSE

With second patio.

GARDEN STORE

Open fronted.

GLASSHOUSE

GENERAL

The property is situated in approximately 0.5 acres (sts) and features a gravel access and separate parking area for several cars. The grounds comprise fine gardens of lawn, borders, trees, shrubs, a vegetable patch, pergola, garden shed, chicken run and woodland area.

SERVICES

Mains electricity, gas, water and drainage are understood to be connected.



LOCATION

This delightful property is located in Spilsby, a busy market town and shopping centre that is located approximately 12 miles from the coastal resort of Skegness. It is also approximately 15 miles from Boston with a railway station with connections to main east coast routes. To the north and west lie the Lincolnshire Wolds, much of which are designated 'An Area of Outstanding Natural Beauty'.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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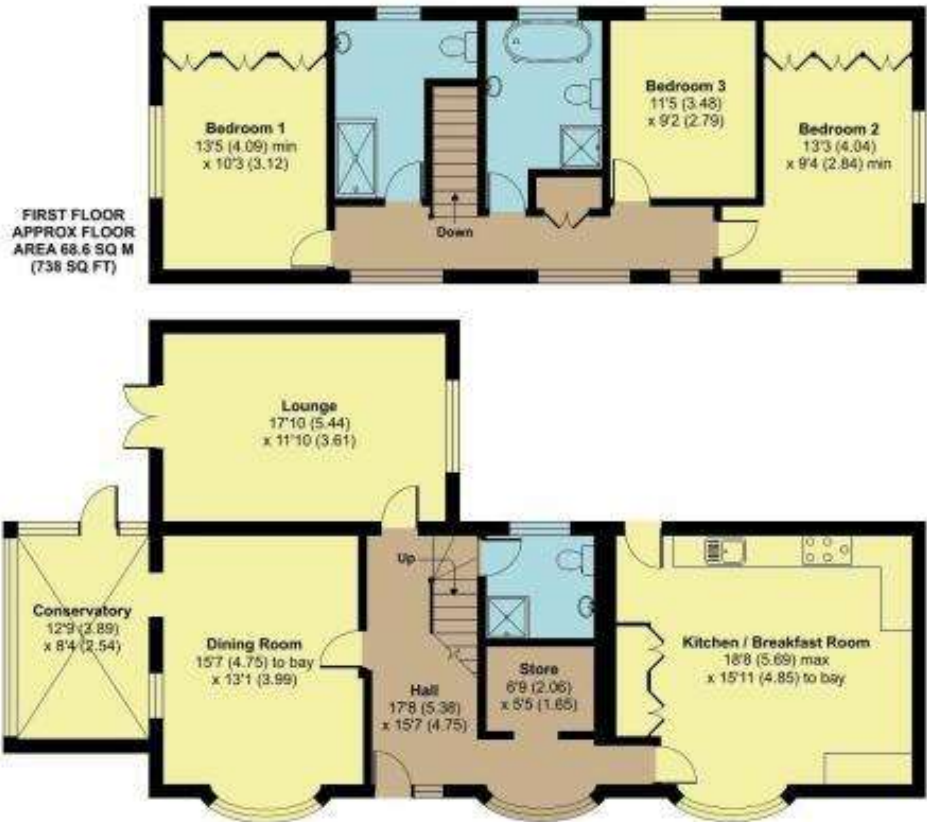
Floorplan



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Approximate Area = 1845 sq ft / 171.4 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), © March 2022. Produced for Hunters Property Group. REF: 888513



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