



The Wool Shop, 5 Halton Road, Spilsby, PE23 5JZ



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Freehold

£125,000



Key Features

- NO CHAIN
- Possible conversion
- Located close to town centre
- Currently commercial property
- Garden
- EPC rating D

This town property is a building of great charm and character. It is being offered for sale as a result of the owners retirement. The building could create a delightful town residence subject to planning consent. To the rear of the property is a sheltered garden area which at present is rather overgrown.

SHOP

4.27m x 4.27m (14ft x 14ft)
With built-in cupboard.

SHOP TWO

3.28m x 3.5m (10.8ft x 11.5ft)

STORE

3.3m x 4.32m (10.8ft x 14.2ft)
With stairs off.

BACK ROOM

4.37m x 2.92m (14.3ft x 9.6ft)
(max. L-shaped) With stainless steel single drainer sink unit and tiled fireplace with hearth.

CLOAKROOM

With low flush WC.

FIRST FLOOR STORE ONE

4.39m x 4.22m (14.4ft x 13.8ft)
(max. L-shaped) with cast iron fireplace.

FIRST FLOOR STORE TWO

4.42m x 3.33m (14.5ft x 10.9ft)

GENERAL

The property is currently used as a retail shop and garden but may be suitable for conversion to a dwelling, subject to planning consent.

OUTSIDE

The property has a rear garden (which is currently overgrown).

SERVICES

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

LOCATION

This property is located just off the market town and shopping centre of Spilsby and is therefore convenient for the main amenities such as doctors, dentist, schools, pubs, restaurants, bistros, supermarkets and boutique shops. The coastal resort of Skegness is approximately 12 miles. Boston with rail links to main east coast routes is approximately 15 miles. To the north and west lie the Lincolnshire Wolds, much of which are designated an Area of Outstanding Natural Beauty.

VIEWING

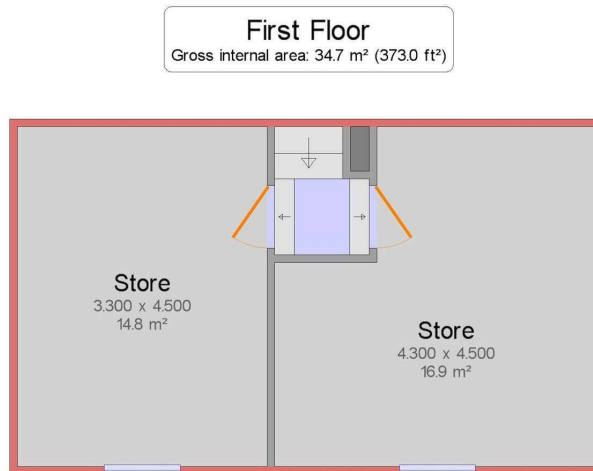
By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

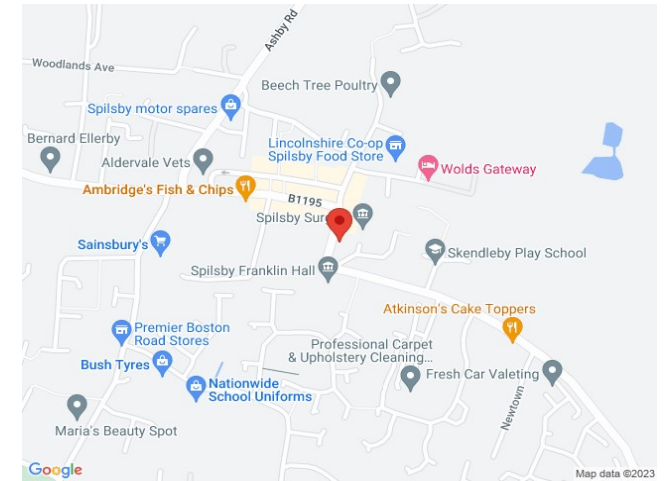
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Floorplan



Drawings are for illustrative purposes only.
Produced using Quick Sketch 3.17.2w



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