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15 Winston Road, Spilsby PE23 5HT



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2

£285,000

When it comes to
property it must be


lovelle

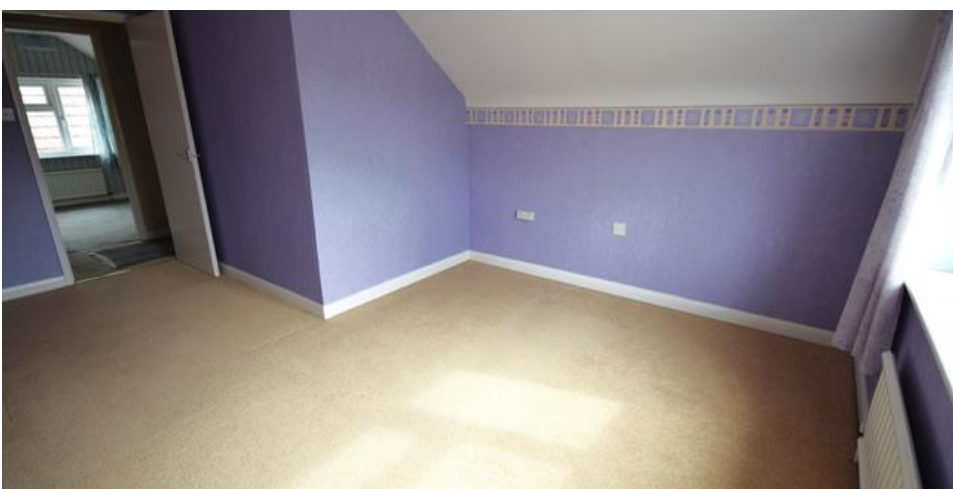


£285,000



Key Features

- No Onward Chain
- Dining Room/4th Bedroom
- Detached Bungalow
- Front and Rear Gardens
- Cul-de-Sac Location
- Edge of Popular Market Town
- EPC rating D
- Tenure: Freehold





Well presented dormer bungalow in pleasant cul-de-sac location in well served market town. Great accommodation comprising; entrance porch, spacious hallway, living room, dining room/4th bedroom, two shower rooms, downstairs double bedroom, study, kitchen, handy side porch, two further bedrooms to the first floor with gas central heating and UPVC double glazing. Good size block paved driveway and garage. Well maintained front and rear gardens.

Entrance Porch

With UPVC double glazed entrance door, door to;

Hall

With radiator and airing cupboard with hot water cylinder, doors to;

Sitting Room

4.22m x 3.63m (13.8ft x 11.9ft)

With coal effect gas fire and wooden surround and marble hearth, radiator and UPVC double glazed window to the front aspect.

Dining Room/Bedroom Four

3.02m x 3.33m (9.9ft x 10.9ft)

With Baxi gas heater, radiator and UPVC double glazed window to the front aspect.

Shower Room One

With double width shower cubicle, vanity wash basin and cupboard under, low level Wc, radiator, UPVC double glazed window to the side aspect, tiled floor, extractor fan.

Bedroom One

3.62m x 3.02m (11.9ft x 9.9ft)

With built in wardrobe, radiator and UPVC double glazed window to the rear aspect.

Study

3.62m x 2.41m (11.9ft x 7.9ft)

With radiator, built in cupboard, UPVC double glazed window to the rear aspect and stairs to the first floor.

Kitchen

4.62m x 2.69m (15.2ft x 8.8ft)

With 1 1/2 bowl single drainer sink unit and cupboard under, return laminate worktop and cupboard under, eye level cupboards, wall mounted gas central heating boiler, Bush cooker and filter hood over, plumbing for washing machine, plumbing for dishwasher, radiator, ceramic tiled floor, breakfast bar, UPVC double glazed window to the rear aspect, space for tall fridge freezer.

Side Hall

With tiled floor and UPVC double glazed door to the front aspect, UPVC door to the rear aspect, doors to garage and to;

Shower Room Two

2.11m x 1.62m (6.9ft x 5.3ft)

(Maximum dimensions, room irregular shape). With shower cubicle, pedestal wash hand basin, low level Wc, radiator, UPVC double glazed window to the rear aspect, wall fan heater.

Landing

Access to eaves storage, doors to;

Bedroom Two

4.88m x 3.35m (16ft x 11ft)

(Maximum Dimensions, L-shaped) With radiator and UPVC double glazed window to the side aspect.

Bedroom Three

2.87m x 3.33m (9.4ft x 10.9ft)

(Maximum Dimension, some restricted headroom) With radiator, UPVC double glazed window to the side aspect.

Exterior

The property is approached over block paved drive, the front garden is laid to lawn with shrubs and purple slate boarders. Pathway leads via the side of the property to the rear garden, laid to lawn with planted borders, shed, enclosed by fencing and hedges.

Garage

4.88m x 3.09m (16ft x 10.1ft)

With electric roller door and UPVC double glazed window to the rear aspect, with power and light.

Services

The property has gas heating, mains water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Spilsby is a well served Market Town with various shops, doctors, vets, supermarkets, bus services etc. Located on the edge of the Wolds and areas of Outstanding Natural Beauty but also only a short drive to the beautiful sandy beaches of the Lincolnshire coast!

Directions

From Skegness take the A158 Burgh Road out of town. At the roundabout go straight on to the Burgh By-pass to Gunby roundabout. Take the left exit towards Spilsby and Lincoln. You will go through the village of Candlesby, continue until you get to Partney roundabout and turn left signposted Spilsby and Boston. Continue along and you will see the signpost, take the second turning for Spilsby on the left, Winston Road is the second turning on the left and the property will be found right hand side at the end opposite the island and marked by our for sale board.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

Mortgage Advice

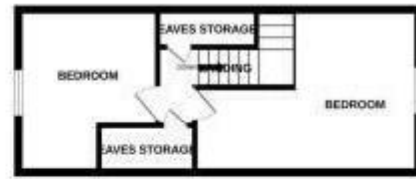
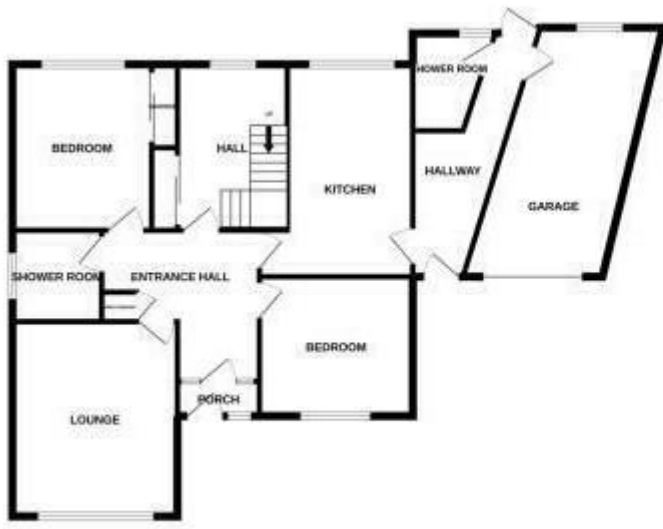
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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