

Buy. Sell. Rent. Let.



Nelson Cottage, Nelson Inn Yard, off Market Street,  
Spilsby, PE23 5JT



2



1



1

Guide Price £65,000

When it comes to  
property it must be

  
lovelle





Guide Price £65,000

 2
  1
  1

- Key Features**
- NO ONWARD CHAIN
  - Investment Opportunity
  - Two Bedrooms and Upstairs Bathroom
  - Lounge & Kitchen-Diner

- Sale by Modern Auction
- Driveway & Garage
- Close to Amenities
- EPC rating D
- Tenure: Freehold





**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £65,000.** INVESTMENT OPPORTUNITY! NO ONWARD CHAIN! Close to the shops and amenities. The accommodation comprises of lounge, kitchen/diner, WC, spacious hall/study, two double bedrooms and bathroom to the first floor. With gas central heating, drive to the side of the property and brick garage. Great potential, this character cottage requires a full renovation but will create a lovely home in a central Market Town 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!

#### Lounge

3.45m x 4.06m (11'4" x 13'4")

Entered via the front UPVC door, UPVC window to the front aspect, door to the hall and;

#### Kitchen/Diner

2.92m x 3.45m (9'7" x 11'4")

With UPVC window to the front aspect, UPVC door to the side aspect, radiator, fitted with base and wall cupboards with worktops over, stainless steel sink, integrated oven, integrated gas hob, space and plumbing for washing machine, space for under counter fridge, central heating boiler, spotlights, extractor fan.

#### Inner Hall

5.26m x 1.81m (17'4" x 5'11")

Large hallway, ideal as a study area, with radiator, stairs to the first floor, door to;

#### WC

Low level WC, pedestal wash hand basin, radiator.

#### Landing

With UPVC window to the rear aspect, radiator, doors to;

#### Bedroom One

4.04m x 3.45m (13'4" x 11'4")

With UPVC window to the front aspect, radiator, loft access.

#### Bedroom Two

3.45m x 2.93m (11'4" x 9'7")

With UPVC window to the front aspect, radiator.

#### Bathroom

3.14m x 1.85m (10'4" x 6'1")

Velux style window, low level WC, pedestal wash hand basin, panel bath, electric shower over, radiator.

#### 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 left hand turn for Spilsby, on entering the town with the market square on your left, Nelson Inn Yard will be found on the right hand down beside the Nelson Pub,

### Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/8WstRqtzVXMNLVj5dfyf2q/view>

### Material Information Data

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

### 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.

### Mortgage Advice

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. 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.

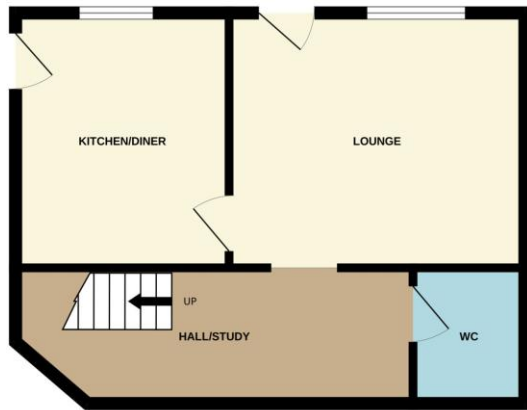
### Energy Performance Certificate

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.

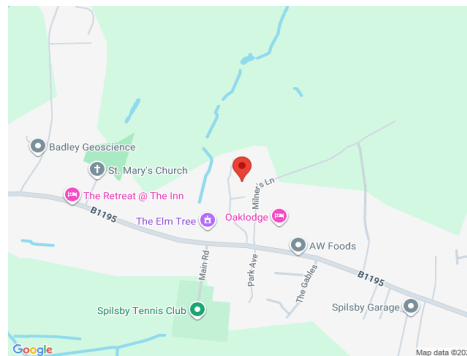
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



When it comes to **property**  
it must be

  
**lovelle**

01754 769769

skegness@lovelle.co.uk