



3 Newtown, Spilsby

£139,950



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**Willsons**  
SINCE 1842



3 Newtown  
Spilsby  
Lincolnshire, PE23 5LE

**"AGENT'S COMMENTS"**

*A traditional Lincolnshire style semi-detached cottage on the outskirts of this popular market town. The accommodation comprises: entrance hall, lounge, dining room, kitchen and ground floor shower room, 4 first floor bedrooms and cloakroom. The property benefits from Upvc double glazing, oil fired central heating, low maintenance rear courtyard garden and outbuildings. Some modernisation is required, no onward chain.*

**LOCATION**

*Spilsby is a market town situated in the Lincolnshire Wolds approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local Shops, Supermarkets, Doctors and Dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston Bus routes and holds a weekly Monday Market as well as a number of clubs for all ages.*



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### Accommodation

Upvc double glazed entrance door opens into:

### Entrance Porch

With stairs to the first floor, wall mounted electric consumer unit.

### Lounge

12'6" x 11'10" max (3.81m x 3.61m max)

With decorative fireplace, Upvc double glazed window to front, 2 radiators, TV point, 2 wall light points and matching pendant light.

### Dining Room

12'7" x 11'11" max (3.84m x 3.63m max )

Upvc double glazed window, 2 radiators, 2 wall lights, recessed airing cupboard housing the hot water cylinder, with storage cupboard below.

### Kitchen

16'9" x 5'10" max (5.11m x 1.78m max)

Having base units with worksurfaces, single drainer sink, space and point for electric cooker, space and plumbing for washing machine, radiator, recessed under-stairs cupboard, sliding door into Pantry with shelving and appliance space, Upvc double glazed window to rear and exterior door.

### Shower Room

6'5" x 5'11" (1.96m x 1.80m)

Having a wet-room safety floor, electric shower, wc, wash hand basin, radiator, extractor fan, Upvc double glazed window to rear.

### First Floor Landing

With access to roof space.

### Bedroom 1

12'7" x 11'10" max (3.84m x 3.61m max)

Built-in wardrobes, over-stairs recessed cupboard, 2 radiators, Upvc double glazed window, telephone point.

### Bedroom 2

12'7" x 12'1" max (3.84m x 3.68m max)

Upvc double glazed window to front, 2 radiators, recessed over-stairs cupboard, telephone point.

### Bedroom 3

12'1" x 5'11" (3.68m x 1.80m)

Upvc double glazed window to rear, radiator, telephone point.

### Bedroom 4

11'10" / 9'10" x 5'10" (3.63m / 3.00m x 1.80m)

Upvc double glazed window to rear, radiator.

### WC

With wc, radiator, Upvc double glazed window to rear.

### Exterior

The property has a raised front garden with flower beds, central stepped path leading to the front entrance door. To the side of the property is a wide path with steps leading around to the rear courtyard garden which is laid out in a low maintenance style with a timber garden shed. There is a boiler room which houses the Worcester 'A' rated oil fired central heating boiler, outside wc and a steel oil storage tank.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity, water and drainage are connected to the property. There is an oil fired central heating system installed at the property. Note mains gas is available in Newtown.

### Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of D. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 9737-2828-4200-0319-9276

### Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.

### Directions

Turn right out of our Alford office and proceed out of Alford on the A1104 to Ulceby Cross roundabout, take the second exit onto the A16 and proceed over the Partney roundabout towards Spilsby, at the crossroads turn left into Spilsby, proceed through Spilsby on the B1195 turning right at Newtown where the property will be found on the left hand side.



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**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

