



17 Reynard Street, Spilsby

£229,000



**Willsons**  
SINCE 1842

17 Reynard Street  
Spilsby  
Lincolnshire, PE23 5JB

### "AGENT'S COMMENTS"

*Situated on a private cul-de-sac within walking distance of the local amenities in the popular town of Spilsby. Benefitting from two bathrooms, conservatory, garage, gardens to two sides, uPVC double glazing throughout, gas fired central heating, and 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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124 West Street, Alford, Lincolnshire, LN13 9DR  
T. 01507 621111 | E. [alford@willsons-property.co.uk](mailto:alford@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

### Front of Property

With gravelled frontage, concrete slabbed pathway leading to the right hand side of the property and to the feature porch and front door.

### Entrance Hallway

15'3" x 6'1"

uPVC front door with obscured glass panel to the left hand side, radiator and carpeted flooring.

### Living Room

15'11" x 11'11"

With television point, radiator, bay window to the front of the property and carpeted flooring.

### Kitchen Diner

22'8" x 10'9"

With wall and base units, sink with mixer tap, integrated gas hob with extractor hood over and double electric oven, splash back tiling, Worcester gas-fired combination boiler, downlighters, radiator, windows to the front and side of the property, French Doors leading into the conservatory, both vinyl and carpeted flooring.

### Conservatory

17'6" x 8'10"

Of brick wall and uPVC window construction, radiator, French Doors leading to the garden and tiled flooring.

### Bedroom One

13'4" x 10'4"

With radiator, window to the rear and carpeted flooring.

### Bathroom

8'7" x 6'10"

With WC, hand basin, corner shower cubicle with direct feed shower, bath, radiator, extractor fan, tiled walls, window to the rear of the property and vinyl flooring.

### First Floor Landing

With skylight window and carpeted flooring.

### Bedroom Two

16'0" x 9'10"

With radiator, skylight window to the front of the property and carpeted flooring.

### Bedroom Three

10'10" x 9'10"

With two radiators, skylight window to the front of the property and carpeted flooring.

### Shower Room

6'9" x 6'0"

With WC, wash basin, shower cubicle with direct feed shower, radiator, tiled walls, window to the rear of the property and vinyl flooring.

### Exterior

The property benefits from a vehicular and pedestrian right of way over the roadway which connects it to Reynard Street and offers a parking area to the front of the property. Please see note at the end of these particulars regarding the garage.

### Garden

Set to lawns with borders of flowers, shrubs and trees, concrete slabbed pathway leading to the rear of the property, areas of gravel and property boundaries of fencing.

### Garage

With electric roller shutter door, light and power, concrete flooring.

### Additional Comments

The property has a vehicular and pedestrian right of way over the roadway which connects it to Reynard Street. Please note that the garage, outlined in blue on the plan is not presently registered to the property. The vendors and their solicitors are presently taking steps to get the garage and the land upon which it sits registered to the property as the garage has been built and used for a period of more than 10 years. Once this has been achieved then the garage can be sold together with the rest of the registered land under a possessory title.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains gas, electricity, water and drainage are connected to the property.

### Local Authority

Council Tax Band 'C' 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 C The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0390-2057-5280-2627-7985

### Viewing

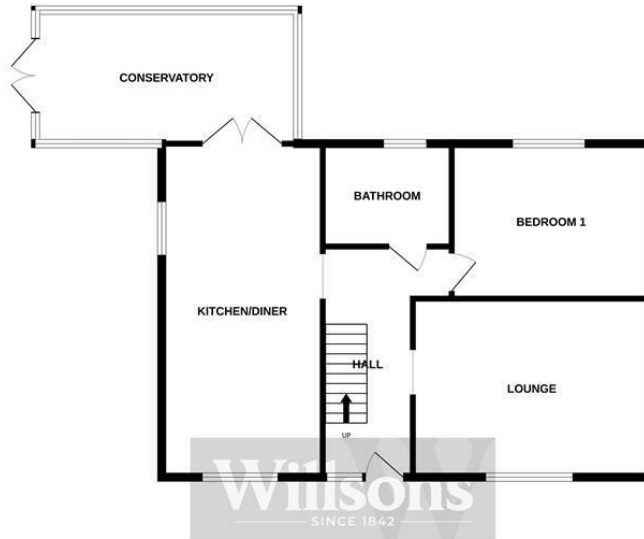
Viewing is strictly by appointment with the Alford office at the address shown below.

### Directions

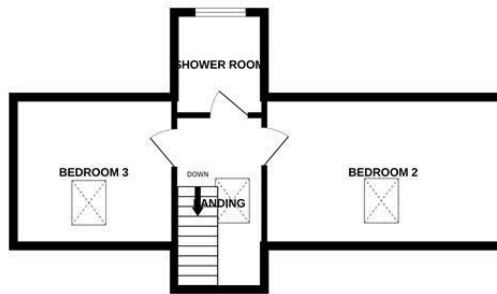
To visit the property proceed out of Alford on the A1104 road, at the Ulceby Cross roundabout roundabout, take the second exit onto the A16 and continue over Partney roundabout towards Spilsby, at the crossroads turn left into Spilsby, take the third left turn into Ashby Road then turn right into Reynard Street where the property can be found on the left hand side.



GROUND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1247 sq.ft. (115.8 sq.m.) approx.

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

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**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.

