



Pine Cottage 67 Main Road, Spilsby

£135,000



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Willsons
SINCE 1842

Pine Cottage 67 Main Road
Hundleby Spilsby
Lincolnshire, PE23 5LZ

"AGENT'S COMMENTS"

Traditional 2 bedroom terraced cottage with a large rear garden in this popular village adjoining the historic market town of Spilsby. The accommodation comprises: lounge, dining room, kitchen, bathroom and 2 first floor bedrooms having the benefit of Upvc double glazing and gas fired central heating. The property is presently tenanted on an assured shorthold Tenancy.

LOCATION

Hundleby is a village on the edge of the Lincolnshire Wolds 'An Area of Outstanding Natural Beauty'. The market town of Spilsby is approximately 1 mile to the east and has primary and secondary schools, a range of local shops including butchers, bakers, greengrocers & newsagents, supermarkets, banks, doctor's surgery, dentists and a range of pubs and restaurants.

The weekly market is on a Monday. Hundleby is on the Skegness to Lincoln bus routes with regular services, Spilsby also has services to the market town of Louth and port town of Boston. There are a number club and societies for all ages.



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Accommodation

A Upvc double glazed front entrance door opens into the:

Lounge

13' x 12' max (3.96m x 3.66m max)

Upvc double glazed window to front, TV point, large opening to:

Dining Room

13' x 8' (3.96m x 2.44m)

With stairs to the first floor, radiator, door to:

Kitchen

12' x 6'9" / 3'9" (3.66m x 2.06m / 1.14m)

Wall and base units with worksurfaces, splash-back tiling, 4 ring electric hob with extractor hood over and electric oven below, wall mounted gas central heating boiler, Upvc double glazed window to side, Upvc double glazed door to rear garden.

Bathroom

Comprising bath with electric shower over, wc, wash hand basin, tiled floor, Upvc double glazed window, extractor fan, radiator.

First Floor Landing

Bedroom 1

12' x 11'2" max (3.66m x 3.40m max)

Upvc double glazed window to front, radiator.

Bedroom 2

10'4" x 8' (3.15m x 2.44m)

Upvc double glazed window to rear, radiator, ceiling spotlights, part sloping ceiling to 3'.

Exterior

The property has a large rear garden laid to lawn with patio area, trees and shrubs.

Additional Comments

There is a pedestrian right of way over the rear garden in favour of the adjoining property no.65.

Tenure & Possession

The property is Freehold with vacant possession upon completion. Note: The property is currently tenanted on an Assured Shorthold Tenancy, details of the tenancy are available from the agent.

Services

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

Local Authority

Council Tax Band 'A' 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 59 D. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 2837-5221-0300-0948-0292.

Viewing

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

Directions

At the A16 Spilsby crossroads proceed towards Hundleby village whereupon the property will be found in a row of terraced cottages opposite Hundleby church.



GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA: 635 sq.ft. (59.0 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.

