



Pine Cottage 67 Main Road, Spilsby

£135,000



Willsons
SINCE 1842

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

"AGENT'S COMMENTS"

A traditional property situated in the village of Hundleby and a short distance from popular town of Spilsby. Offering open plan living dining room, downstairs bathroom, spacious garden, uPVC double glazing throughout, gas fired central heating and no onward chain.

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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Front of Property

With block paved path and low maintenance gravelled front garden, property boundaries of half wrought iron fencing.

Open Plan Living / Dining Room

20'4" x 12'9" (6.2m x 3.9m)

With chimney breast wall, gas fire with feature surround, television and telephone points , storage cupboard housing the fuse box and gas meter, room thermostat, radiator, staircase, window to the front of the property and carpeted flooring.

Kitchen

12'1" x 6'6" (3.7m x 2.0m)

With wall and base units, sink with mixer tap and drainer, integrated ceramic hob and cooker with extractor hood over, Viessmann gas combination boiler, space and plumbing for washing machine, window to the side of the property, uPVC door leading to the rear garden and laminated flooring.

WC

5'2" x 3'3" (1.6m x 1.0m)

With WC, radiator, shaving socket, partially tiled walls, window to the left hand side of the property and tiled flooring.

Bathroom

5'6" x 3'7" (1.7m x 1.1m)

With wash basin, bath with electric shower over, extractor fan, partially tiled walls, window to the rear of the property and tiled flooring.

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

First Floor Landing

With carpeted flooring.

Bedroom One

11'9" x 11'1" (3.6m x 3.4m)

With telephone and television points, loft hatch, radiator, two full height storage cupboards, window to the front of the property and carpeted flooring.

Upvc double glazed window to front, radiator.

Bedroom Two

10'2" x 7'10" (3.1m x 2.4m)

With fully sloping ceilings, telephone point, radiator, window to the rear of the property and carpeted flooring.

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

Rear Garden

Set to Lawns with concrete slabbed patio area, property boundaries of mature shrubs and fencing.

Right of Way

This property has 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.

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 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.

