



16 Hundleby Road, Spilsby

Offers Over £195,000



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Willsons
SINCE 1842

16, Hundleby Road,
Spilsby,
Lincolnshire, PE23 5LP

"AGENT'S COMMENTS"

An opportunity to purchase this unique Victorian semi-detached house offering 3 double bedrooms, one of which has the potential to be en-suite with additional dressing room, kitchen, dining room, living room, cellar, WC and utility room. This property offers huge potential to continue this partially-completed renovation. With off-road parking and garden to the front and side, gas central heating, located close to the village of Hundleby and local amenity of Spilsby.

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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Front of Property

Gravel parking and area of lawn, slab pathways, enclosed by wall to the right hand side and fence to the front.

Hallway

Wooden front door with telephone point and vinyl flooring.

Living Room

15'8" x 13'10" (4.8m x 4.23m)

With chimney breast and fireplace, television and telephone points, radiator, bay sash wooden window to the front of the property and carpeted flooring.

Dining Room

10'0" x 11'9" (3.05m x 3.6m)

With chimney breast, fireplace and hearth, radiator, wooden sash window to the side of the property and wooden floors.

Kitchen

20'10" x 10'11" (6.37m x 3.35m)

With integrated cooker and available ceramic hob, electrics for extractor fan, base and wall units with temporary worktops (doors currently not attached to units however are in the property), sink and drainer with two taps, space and plumbing for dishwasher, multifuel Rayburn cooker (to be included with the sale), space for free-standing fridge-freezer, gas central combination boiler, television point, two radiators, wooden flooring and two wooden sash window with aspects to the side of the property and wooden external side door.

Utility Room

8'2" x 4'9" (2.5m x 1.45m)

With space and plumbing for washing machine, space for tumble dryer, sink and drainer with mixer tap, window-light panel to roof, wooden flooring, small wooden window and external door to the side of the property.

WC

4'11" x 4'3" (1.5m x 1.3m)

With corner sink, WC, radiator, shaving socket, extractor fan, wooden flooring and window-light panel to roof.

First Floor Landing

Set to two levels

Bedroom One

12'0" x 11'0" (3.66m x 3.36m)

With television point, radiator, wooden flooring and wooden sash window to the side of the property.

Dressing Room

5'2" x 8'5" (1.6m x 2.58m)

With wooden sash window, spot lights, hanging rail space and radiator.

En-Suite

8'2" x 5'3" (2.5m x 1.62m)

Partially erected shower cubicle and items of sanitary wear (none of which are connected), extractor fan, shaver socket, available electrics - all items of which are included in the sale for further fitting.

Bedroom Two

10'0" x 10'0" (3.05m x 3.05m)

With chimney breast wall, radiator, wooden flooring and wooden sash window to the side of the property.

Bedroom Three

14'3" x 9'6" (4.36m x 2.9m)

With built-in storage, television point, radiator, two wooden sash windows to the front of the property and wooden flooring.

Family Bathroom

7'6" x 7'10" (2.3m x 2.4m)

With bath, WC, sink vanity unit with storage, shaver socket, built-in storage cupboard wooden sash window to the side and carpeted flooring.

Cellar

Accessed via stairs from the hallway, of parallel size to the dining room (not measured).

Side Garden

Set to grass, slabbed patio area, side gate and raised borders.

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 B payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. 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: 0310-2012-4320-2894-2405

Directions

From the A16 Louth to Boston road, on reaching the town of Spilsby, turn onto the A1195 towards Hundleby. The property can be found on the right hand side after 200m.
What3Words://tonight.easily.factories

Viewing

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



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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.

