



23, Foxglove Close, Spilsby

£165,000



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**Willsons**  
SINCE 1842

23, Foxglove Close,  
Spilsby,  
Lincolnshire, PE23 5NJ

### "AGENT'S COMMENTS"

*Situated within walking distance of the local amenities in the popular town of Spilsby. Offering conservatory, landscaped gardens and driveway. Benefiting from gas central heating, uPVC double glazing throughout 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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<https://www.willsons-property.co.uk>

### Front of Property

With frontage of lawns and shrubs, feature door canopy, outside tap, electric socket and gravelled driveway providing off-road parking.

### Open-Plan Entrance Hall

7'6" x 3'6" (2.3m x 1.07m)

With uPVC front door, radiator and laminate flooring.

### Living Room

16'4" x 12'7" max (4.98m x 3.84m max)

With open staircase and sliding patio door providing access to the conservatory, wall lights, television and telephone points, two radiators and carpeted flooring.

### Kitchen

8'6" x 6'6" (2.6m x 2.0m )

"U"-shaped kitchen with wall and base units, sink and drainer with mixer tap, integrated gas hob, extractor fan, grill, oven, fridge, freezer and dishwasher. With space and plumbing for washing machine, tiled walls, part-USB sockets, window to the front of the property and laminate flooring.

### Conservatory

12'5" x 9'10" (3.8m x 3.0m )

With dwarf walls, two single uPVC doors opening onto the rear garden, fully glazed roof, satellite point and laminate flooring.

### First Floor Landing

With carpeted flooring, loft hatch and storage cupboard (0.65m x 0.61m) containing gas central heating combination boiler

### Bedroom One

6'11" x 9'3" (2.12m x 2.82m )

With built-in storage cupboard, radiator, window to the rear of the property and carpeted flooring.

### Bedroom Two

6'6" x 11'7" (2.0m x 3.54m )

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

### Bathroom

5'8" x 6'0" (1.75m x 1.85m )

With combination vanity unit with wash basin, mixer tap and WC, shower cubicle and direct feed shower, electric heated towel rail, down lighting, extractor fan, partly-tiled walls and tiled flooring.

### Rear Garden

A landscaped garden set to several levels, borders of shrubs and bushes, slabbed pathways and areas of decking, shed with concrete base, power and lighting, greenhouse and boundaries of fencing and hedging.

### 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: C. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 8268-6128-7220-3480-3972

### Directions

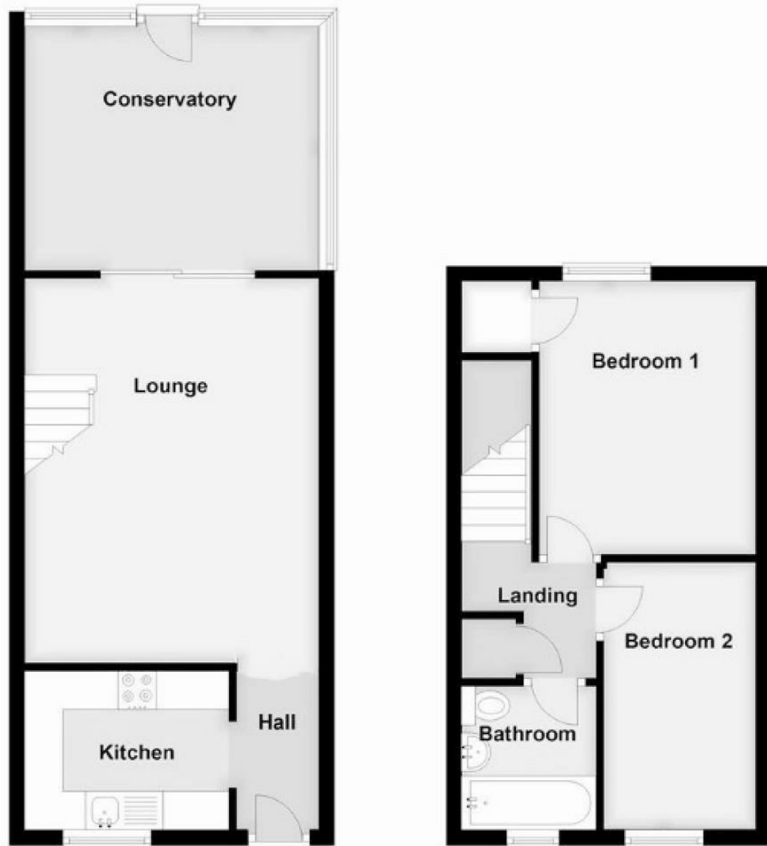
From the A16 Louth to Boston road, on reaching Spilsby, turn onto the B1195 towards the town, after 350 metres, turn right into Boston Road and then left into Vale Road, then left again into Shamfields Road, continue up-hill turning left into Foxglove Close, turning to the right at the end of Foxglove Close where the property can be found on the left.

What3Words///aunts.outnumber.senders

### Viewing

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





**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.

