



29, Boston Road, Spilsby

£155,000



**Willsons**  
SINCE 1842

29, Boston Road, Spilsby,  
Lincolnshire, PE23 5HQ

### "AGENT'S COMMENTS"

*An opportunity to purchase this traditional end-terrace house situated within walking distance of the local amenities of the popular town of Spilsby. Offering 3 bedrooms, living room, dining room, family bathroom and low maintenance outside spaces. Benefitting from recent 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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### Front of Property

Set to concrete path leading to the front door and gravel frontage bordered by dwarf wall.

### Entrance Hall

16'6" x 3'4" (5.05m x 1.02m)

With uPVC door, radiator and laminate flooring.

### Living Room

12'11" x 13'11" max (3.96m x 4.26m max)

With hearth and fireplace, radiator, telephone point, window to the front of the property, laminate flooring and double doors leading into the dining room.

### Dining Room

11'9" x 9'5" - 11'8" max (3.6m x 2.88m - 3.57m max)

With brick fireplace and stone hearth, radiator, window to the rear of the property and laminate flooring.

### Kitchen

16'8" x 9'10" max (5.1m x 3.02m max)

With wall and base units, sink with drainer and mixer tap, space for a free standing cooker, integrated extractor fan, space and plumbing for under-counter washing machine and dishwasher, radiator, tiled flooring, recent gas combination boiler with lengthy warranty and uPVC door leading to rear garden.

### First Floor Landing

5'4" x 10'4" max (1.63m x 3.16m max)

Split level landing with loft hatch and carpeted flooring.

### Bathroom

9'0" max x 9'8" (2.76m max x 2.95m )

With wash basin, WC, bath with electric shower over, built-in storage, loft hatch access and vinyl flooring.

### Bedroom Two

11'8" x 9'3" max (3.58m x 2.82m max)

Double bedroom with radiator, window to the rear of the property and carpeted flooring.

### Bedroom One

11'1" x 12'9" (3.4m x 3.9m)

Double bedroom with radiator, window to the front of the property and carpeted flooring.

### Bedroom Three

5'10" x 9'4" (1.80m x 2.87m )

Single bedroom with radiator, window to the front of the property and carpeted flooring.

### Rear Courtyard

With slabbed courtyard area, wooden side gate to the right hand side and brick walls to both sides and the rear.

### 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: E. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 9108-8059-6237-7270-3224

### 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. Continue on Boston Road for 550m. The property can be found on the left.

What3Words///fruitcake.rinses.chained

### 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.

