



Willsons

10, Winston Road, Spilsby

£365,000



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Willsons
— SINCE 1842 —

10, Winston Road,
, Spilsby,
Lincolnshire, PE23 5HJ

"AGENT'S COMMENTS"

An attractively presented property situated at the top of a quiet cul-de-sac within walking distance of the local amenities in the popular town of Spilsby. Offering a spacious family home, Wet Room, garage and large gardens. Benefiting from uPVC double glazing throughout and gas fired central heating.

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.



Willsons
SINCE 1842

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<https://www.willsons-property.co.uk>

Front of Property

With a wide concrete drive providing off-road parking for several vehicles, areas of lawn and gravel with fenced boundaries and gated access to either side of the property.

Entrance Hallway

14'1" max x 14'9" (4.3m max x 4.5m)

With telephone point, storage cupboard under stairs, radiator, wooden door leading to the garage and tiled flooring.

Kitchen

19'8" x 9'10" (6.0m x 3.0m)

With wall and base units, integrated ceramic hob with extractor over, Hotpoint dishwasher, fridge freezer and Whirlpool double oven, island breakfast bar, radiator, glazed door leading to garden, two windows to the rear over looking the patio and tiled flooring.

Open Plan Living Room

10'5" x 30'2" (3.2m x 9.2m)

With external chimney breast, log burner with hearth, two radiators, windows to the rear and side of the property, French doors leading to the garden and carpeted flooring.

Wet Room

9'6" x 7'2" (2.9m x 2.2m)

With bath, direct feed shower, hand basing with vanity unit, WC, heated towel rail, partly-tiled walls, window to the rear and wet room safety flooring.

WC

5'6" x 4'3" (1.7m x 1.3m)

With WC, hand basin, tiled splash back, heater towel rail, extractor fan and vinyl flooring.

Bedroom One

10'9" x 11'9" (3.3m x 3.6m)

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

Bedroom Two

12'1" x 10'5" (3.7m x 3.2m)

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

Bedroom Three

9'10" m x 7'10" (3.0 m x 2.4m)

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

First Floor Landing

6'10" x 6'2" (2.1m x 1.9m)

With storage cupboard into the eaves, velux window and carpeted flooring.

Bedroom Four

15'1" max x 9'6" max (4.6m max x 2.9m max)

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

Bedroom Five

15'5" x 9'10" (4.7m x 3.0m)

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

Garden

Set to lawns with borders of mature hedging and fencing, small gravelled area, slabbed patio area, pathway to both sides of the property and two side gates on both sides leading to the driveway.

Garage

9'2" x 18'4" (2.8m x 5.6m)

With up and over door, Valiant combination gas boiler, space and plumbing for washing machine, hand basin, fuse box, gas meter, external door leading to rear garden and concrete flooring.

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 'C' 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: 0465-2835-7371-9101-7541

Viewing

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

Directions

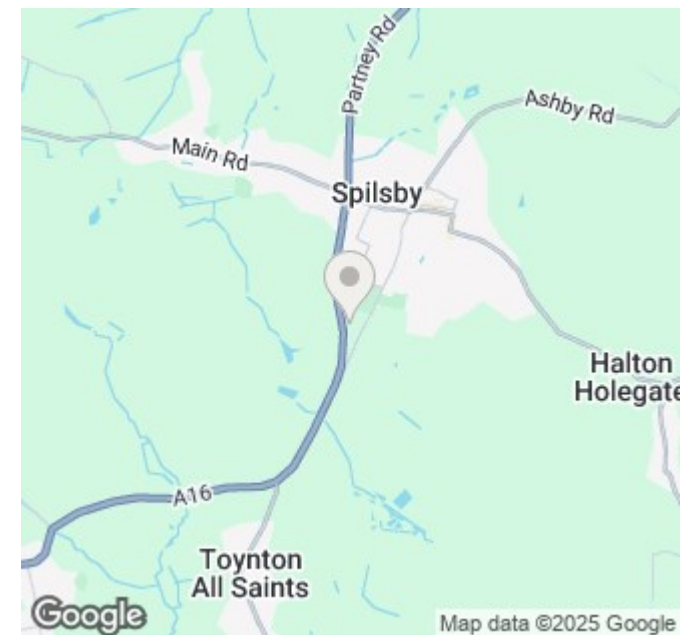
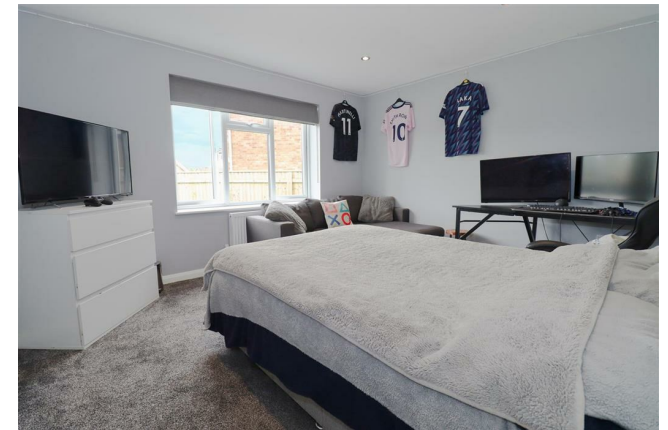
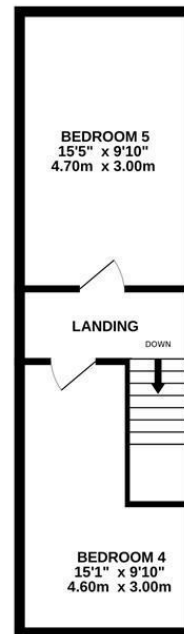
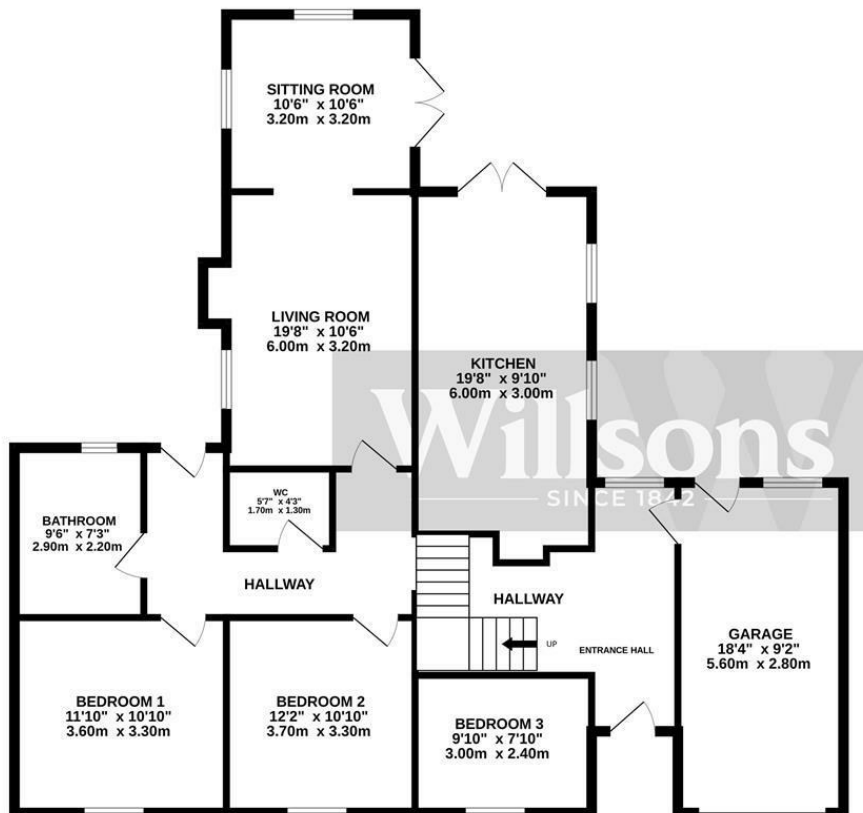
From the A16 between Louth and Boston, on reaching the town of Spilsby turn into Boston Road, taking the first left into Winston Road. The property can be found at the head of the cul-de-sac on the left hand side.

What3Words///presides.brightly.give



GROUND FLOOR

1ST FLOOR



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.



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