



Willsons

'Marsh House' 16, Tasman Road, Spilsby  
£279,950

 3    1    1

**Willsons**  
SINCE 1842

'Marsh House' 16 Tasman Road,  
Spilsby, Lincolnshire, PE23 5LN

### "AGENT'S COMMENTS"

*Situated on a prominent corner plot this modern family home is within a quiet cul-de-sac of mostly bungalows and within walking distance of the local amenities, schools and parks in the popular town of Spilsby. Offering conservatory, detached garage, off-road parking, driveway and private enclosed rear garden.*

### 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

124 West Street, Alford, Lincolnshire, LN13 9DR  
T. 01507 621111 | E. [alford@willsons-property.co.uk](mailto:alford@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

### Front of Property

Open-plan concrete and block-paved frontage providing off-road parking with area of gravel, concrete pathways leading to the front door, attractive five-bar gate leading to the side of the property and garage, side pedestrian gate through to rear garden, outside lighting and property boundaries of fencing and hedging.

### Entrance Hallway

15'1" x 6'2" (4.6m x 1.9m)

With composite front door, radiator, under stairs "dog house" and vinyl flooring.

### Understairs WC

5'2" x 2'3" (1.6m x 0.7m )

With WC, radiator, window to the side of the property and vinyl flooring.

### Kitchen

23'11" x 11'1" (7.3m x 3.4m )

With wall and base units, Cookmaster cooker with gas hob, grill and oven, extractor hood, integrated dishwasher and washing machine, sink with 1.5 bowls, drainer and feature mixer tap, space for full-height American style fridge freezer, larder cupboard housing Worcester gas combination boiler, radiator, down lighters, window to the rear of the property, French Doors leading to the conservatory and tiled flooring.

### Living Room

17'0" x 13'1" (5.2m x 4.0m )

Dual aspect room with feature panelled wall with wall lights, television and telephone points, radiator, bay window to the front with second window to the side of the property and carpeted flooring.

### First Floor Landing

14'1" x 3'3" (4.3m x 1.0m )

With loft hatch access, window to the side of the property and carpeted flooring.

### Bedroom One

13'1" x 13'1" (4.0m x 4.0m )

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

### Bedroom Two

9'6" x 11'5" (2.9m x 3.5m )

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

### Bedroom Three

10'2" max x 13'1" (3.1m max x 4.0m )

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

### Bathroom

14'1" x 7'10" (4.3m x 2.4m )

With WC, hand basin, freestanding bath with feature mixer tap and shower attachment, shower enclosure with direct feed rainfall shower and fully glazed panels, extractor fan, downlighters, partially-tiled walls, two windows to the rear of the property and tiled flooring.

### Conservatory

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

Of brick wall and uPVC window construction, polycarbonate roof, radiator, French Doors leading to the rear garden and tiled flooring.

### Rear Garden

Set to lawns with areas of decking and concrete slabbed patio, borders of hedging, outside tap, gate to the right hand side of the property and boundaries of fencing.

### Garage

11'1" x 16'8" (3.4m x 5.1m )

With up-and-over garage door, power and lighting, open-span roof joists and with partial-boarding, window to the side of the property 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 'D' 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: 0753-2848-6939-2400-8475

### Viewing

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

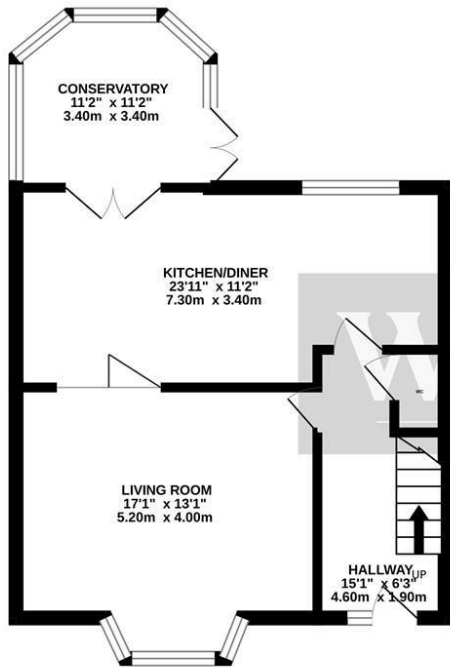
### Directions

From the A16 Louth to Boston road, on reaching Spilsby, turn onto the B1195 towards Spilsby town centre. Proceed through the town then turn right into Tasman Road. The property can be found on the right-hand side on the curve of the road after 165m.

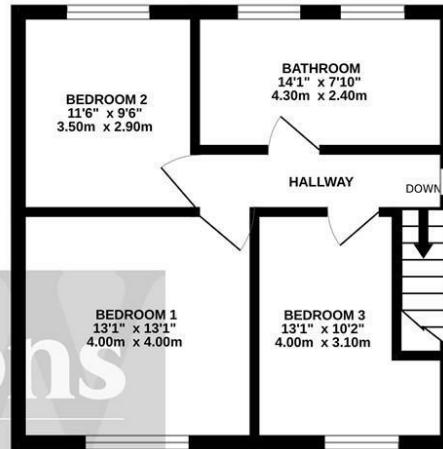
What3Words//winning.practical.commit



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.  
Made with Metropix 62024

**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.

