



Willsons

24, Queen Street, Spilsby

£125,000



3



1



1

**Willsons**

SINCE 1842

24, Queen Street, Spilsby,  
Lincolnshire, PE23 5JE

### "AGENT'S COMMENTS"

*Situated within walking distance of the local amenities in the popular town of Spilsby. Offering sizeable kitchen, downstairs bathroom, low maintenance private rear courtyard garden, majority uPVC double glazing and gas fired central heating. The property is available with 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 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

With uPVC front door.

### Living Room

14'1" x 12'11" (4.29m x 3.94m)

With feature chimney breast wall, radiator, television point, window to the front of the property and carpeted flooring.

### Kitchen Diner

14'1" x 10'7" (4.29m x 3.23m)

With wall and base units, sink with drainer and mixer tap, tiled splash back, space for electric cooker, extract hood, space and plumbing for washing machine, radiator, wooden window to the rear hallway, wooden door leading to rear hallway, stairs to the first floor and tiled flooring.

### Rear Hallway

6'4" x 2'4" (1.93m x 0.71m)

With radiator, door leading to the rear garden, window to the rear of the property and tiled flooring.

### Bathroom

8'11" x 4'8" (2.72m x 1.42m)

With WC, hand basin, bath with shower attachment, radiator, window to the rear garden and vinyl flooring.

### First Floor Landing

With loft hatch and carpeted flooring.

### Bedroom One

11'1" x 10'10" max (3.38m x 3.30m max)

With built in wardrobes with sliding doors, cupboard housing the gas fired combination boiler, radiator, window to the rear of the property and carpeted flooring.

### Bedroom Two

12'11" x 7' max (3.94m x 2.13m max)

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

### Bedroom Three

9'8" x 6'10" (2.95m x 2.08m)

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

### Courtyard Garden

Private rear concrete courtyard garden with property boundaries of brick wall and fencing, side gate leading to rear passage.

### Right Of Way

This property has a pedestrian right of way from the passage way to Wellington Yard leading to Queen Street.

### 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 'A' 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](http://www.epcregister.com) Reference Number: 9770-3039-8206-6834-0200

### 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. On passing the market place, turn left into Queen Street. The property can be found after 140m on the right.

What3Words///tidal.spine.turntable



24 Queen Street  
Spilsby  
PE23 5JE



FLOOR PLAN

TOTAL AREA: APPROX. 69.2 SQ. METRES (744.9 SQ. FEET)

**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.

