



29, Newtown, Spilsby

£110,000



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**Willsons**

SINCE 1842

29, Newtown, Spilsby,  
Lincolnshire, PE23 5LE

### "AGENT'S COMMENTS"

*Situated within walking distance of the local amenities in the popular town of Spilsby. This end terrace located on a no through road, offers off-road parking, private garden with small outbuilding, utility area, open plan living/dining room, uPVC double glazing throughout, gas central heating 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 number of clubs for all ages.*



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### Front of Property

With open concrete frontage providing off-road parking for one vehicle, concrete pathway and side gate to the right hand side of the property leading to the entrance door and rear garden, property boundaries of fencing.

### Kitchen

11'1" x 8'2" (3.4m x 2.5m )

With wall and base units, sink with mixer tap and draining board, space for freestanding gas or electric cooker with extractor hood over, radiator, door leading to the stairs, uPVC external door, window to the right hand side of the property and vinyl flooring.

### Bathroom

9'10" x 4'11" (3.0m x 1.5m )

With WC, wash basin, bath with direct feed shower over, extractor fan, radiator, partially tiled walls, window to the rear of the property and vinyl flooring.

### Utility Area

6'10" x 3'3" (2.1m x 1.0m )

With worktop, space and plumbing for washing machine and vinyl flooring.

### Open Plan Living/Dining Room

20'0" x 10'5" max (6.1m x 3.2m max)

With chimney breast wall, telephone and television points, full height storage cupboard (0.7m x 0.4m), two radiators, windows to the side and front of the property and carpeted flooring.

### First Floor Landing

Split level landing with carpeted flooring.

### Bedroom One

11'5" x 11'9" (3.5m x 3.6m )

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

### Bedroom Two

7'10" x 9'2" (2.4m x 2.8m )

With radiator, loft hatch, full-height storage cupboard housing Saunier Duval gas combination boiler, window to the rear of the property and carpeted flooring.

### Rear Garden

Set to lawns with concrete slabbed patio areas, outside lighting, outside tap and property boundaries of fencing.

### Small Outbuilding

6'0" 2'11" (1.85m 0.89m)

Of brick construction with wooden window and wooden door.

### Wooden Shed

6'0" x 2'9" (1.83m x 0.84m )

Of timber construction and double doors.

### Additional Comments

There is a pedestrian right of access in relation to the adjoining property across the pathway to the side of the property and to cross the rear garden.

### Tenure and 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 D. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 8200-3712-0122-7190-3923

### 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 the road named Newtown. The property can be found on the left-hand side after 100m.





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 ©2024

**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.

