



Willsons

69, Boston Road, Spilsby & Optional Building Plot to the Rear

£270,000



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3



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(by Separate Negotiation)

Willsons

SINCE 1842

69, Boston Road, Spilsby, PE23
5HH & Optional Building Plot
to the Rear

"AGENT'S COMMENTS"

A notable property with period features situated within walking distance of the local amenities in the popular town of Spilsby. Offering three reception rooms, master bedroom with en-suite, gardens to the front and rear, off-road parking, garage and brick-built workshop. Whilst this property requires modernisation, it offers vast potential and will make an excellent family home. Benefitting from a combination of glazing styles, gas central heating and a wrap-around gardens. There is also the opportunity to purchase a building plot to the rear of the property with full planning permission. 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.



Willsons
SINCE 1842

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

Front of Property

With double wrought iron gates leading to the gravel driveway, areas of lawn with borders of shrubs and property boundaries of mature hedging.

Front Entrance Porch

11'1" x 2'7" (3.4m x 0.8m)

With uPVC patio door with aluminium double glazed half windows to either side, wooden single glazed windows above and tiled flooring.

Hallway

22'11" max x 6'2" max (7.0m max x 1.9m max)

With built-in full height storage cupboards, cupboard under the stairs, two radiators, partly-glazed wooden stained glass door with side half windows to front porch and wooden flooring.

WC

6'10" x 4'11" (2.1m x 1.5m)

With partly glazed wooden door, wash basin, WC, radiator, extractor fan and carpeted flooring.

Kitchen

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

With wall and base units, sink with draining boards to either side and two individual taps, space and plumbing for washing machine, space for free standing cooker, Baxi gas combination boiler, radiator, window to the side of the property and vinyl flooring.

Pantry

7'6" x 4'11" (2.3m x 1.5m)

With built-in shelving, power and lighting, window to the side of the property and vinyl flooring.

Utility Room

7'2" x 4'11" (2.2m x 1.5m)

With wooden single glazed door, sink with two individual taps to the wall, wooden single glazed window to the side of the property and vinyl flooring.

Dining Room

15'5" into bay x 11'9" (4.7m into bay x 3.6m)

With chimney breast wall, serving hatch to kitchen, tiled fireplace and hearth, radiator, full height bay window with high level feature stained glass panels to the front of the property and wooden flooring.

Living Room

18'4" into bay x 14'5" (5.6m into bay x 4.4m)

With chimney breast wall, gas fire, tiled fireplace and hearth, two radiators, full height bay window with high level feature stained glass panels to the front of the property and carpeted flooring.

Sun Room

15'5" x 11'9" (4.7m x 3.6m)

With small gas heater to the wall, aluminium double glazed patio doors and windows to the front and rear of the property overlooking the gardens, carpeted flooring.

First Floor Gallery Landing

5'10" max x 18'4" (1.8m max x 5.6m)

With built-in storage, loft hatch access, window to the right hand side and front of the property and carpeted flooring.

Rear Entrance Porch

9'10" x 4'7" (3.0m x 1.4m)

With wooden single glazed door, fuse box, wooden window to the rear of the property and carpet tile flooring.

Master Bedroom

13'9" x 14'9"x (4.2m x 4.5x)

Dual aspect room with chimney breast wall with feature, fireplace, windows to the front and right hand side of the property and carpeted flooring.

En-Suite

4'11" x 4'7" (1.5m x 1.4m)

With shower cubicle and electric shower, fully tiled walls, electric towel rail, vanity unit wash basin, macerating WC (not functional), extractor fan and carpeted flooring.

Bedroom Two

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

With chimney breast wall and feature fireplace, window to the front of the property and wooden flooring.

Bedroom Three

11'9" x 9'10" (3.6m x 3.0m)

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

Bathroom

8'10" x 6'2" (2.7m x 1.9m)

With wash basin, WC, bath with electric shower over, radiator, full wall of built-in storage cupboards, partly tiled walls, aluminium double glazed window to the rear of the property and carpeted flooring.

Garage

16'0" x 10'2" (4.9m x 3.1m)

Timber-built garage with double doors, partly boarded roof space, double glazed window and concrete flooring.

Workshop

27'10" x 13'1" (8.5m x 4.0m)

Brick-built workshop with concrete floor, external water tap, independent fuse box, electric and lighting.

Gardens

Set to lawn with concrete pathways, two outside taps, external lighting, shrub borders, mature trees, and boundaries of hedging and fencing.

Solar Panels

Are understood to be owned and no longer functional.

Adjacent Building Plot By Separate Negotiation

Full planning permission has been granted for the land to the east of the garden which offers direct road access from the boundary to the south of 60 Boston Road to accommodate a three bedroom dwelling with an integral garage. This can be purchased by separate negotiation and enquiries can be made with the agent.

Full planning permission has been granted for the "erection of a bungalow with attached garage and the construction of internal access road." The Planning Application Number is S/165/01669/24 and the permission was granted on 7th January 2025.

All relevant documents relating to the Planning Application can be viewed on East Lindsey District Council website (<https://www.e-lindsey.gov.uk/Planning>).

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 '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: 0300-2804-0430-2324-7055

Viewing

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

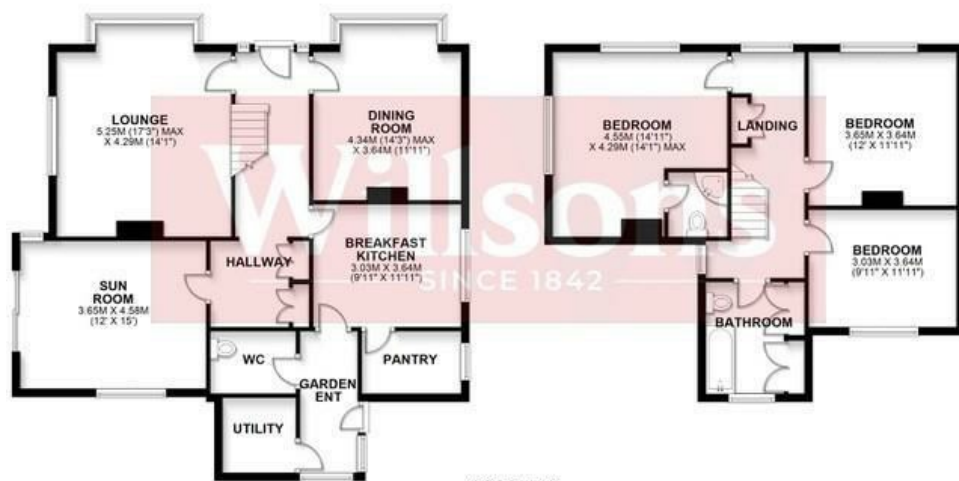
Directions

From the A16 Louth to Boston road, on reaching Spilsby, turn onto the B1195 towards the town, after 350 metres, turn right into Boston Road. Continue on Boston Road for 500m. The property can be found on the left after 700m. What3Words///lowest.earphones.detection





69 Boston
Road
Spilsby
PE23 5HH



TOTAL AREA: APPROX. 159.3 SQ. METRES (1715.1 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.



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