



Hall Farm Cottage, Laundry Lane, Raithby-by-Spilsby

£215,000



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**Willsons**  
— SINCE 1842 —



# Hall Farm Cottage, Laundry Lane, Raithby-by-Spilsby, Spilsby, PE23 4DS

## "AGENT'S COMMENTS"

*This traditional cottage located in the attractive rural hamlet of Raithby-by-Spilsby offers charming tiered gardens, including raised vegetable beds and open rural views to the rear, traditional pantry and sun room. Primarily heated by a log burner, the property provides ample off-road parking and a wooden workshop space. No Onward Chain.*

## LOCATION

*Raithby-by-Spilsby is a small village to the west of Spilsby, being 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

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### Front of Property

With wooden entrance gate leading to a concrete pathway and front door with feature porch, concrete pathways to all three sides of the property, areas of lawn and property boundaries of dwarf brick walls and hedging.

### Entrance Porch

7'10" x 3'3" (2.4m x 1.0m )

With wooden front door, telephone point, cupboard containing the fuse box, partially boarded walls and carpeted flooring.

### Living Room

11'9" x 12'5" (3.6m x 3.8m)

With chimney breast wall and arched alcoves to both sides, log burner with tiled hearth, telephone and television points, wooden window with secondary glazing to the front of the property and carpeted flooring.

### Kitchen

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

With wall and base units, sink with two taps and draining board, space for freestanding cooker, space for under counter appliances, feature lighting, partially tiled walls, window to the rear of the property and vinyl flooring.

### Pantry

8'10" x 3'11" (2.7m x 1.2m )

With space and plumbing for washing machine, power and lighting, shelving, wooden window into the lean to conservatory and vinyl tiled flooring.

### Lean To Conservatory

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

Of brick wall and uPVC window construction, transparent roof, external door and vinyl flooring.

### Bathroom

8'10" x 6'6" (2.7m x 2.0m )

With WC, vanity wash basin, bath with electric shower over, electric wall fan and storage heater, full height storage cupboard, partially tiled walls, window to the front of the property and vinyl flooring.

### First Floor Landing

9'10" x 3'7" (3.0m x 1.1m )

With electric storage heater, wooden Velux style window and carpeted flooring

### Bedroom One

11'9" x 8'10" (3.6m x 2.7m )

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

### Bedroom Two

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

With partly sloping ceiling, triangular full height storage cupboard (1.3m max x 0.7m) housing the immersion tank, window to the rear of the property and carpeted flooring.

### Bedroom Three

11'5" x 7'2" (3.5m x 2.2m )

With built-in storage cupboards, wooden window with secondary glazing to the left hand side of the property and carpeted flooring.

### Rear Garden

Set to several levels of terracing, lawned walkways with areas of open lawn, areas of gravel, raised beds, feature pathways, raised vegetable beds with open field views, terraced patio, outside lighting and property boundaries of mature trees and shrubs.

### Workshop

15'5" x 15'5" (4.7m x 4.7m )

Wooden workshop with dirt flooring and sliding door.

### Driveway

Set to gravel providing off-road parking for multiple vehicles, several wooden outbuildings, lean to greenhouse, outside tap and property boundaries of mature hedging and fencing.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity and water are connected to the property. We understand that drainage is via a private shared system and heating is provided by a solid fuel log burner and electric storage heaters to some of the property.

### Local Authority

Council Tax Band TBC 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 F The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 4234-8328-1400-0263-1226

### Viewing

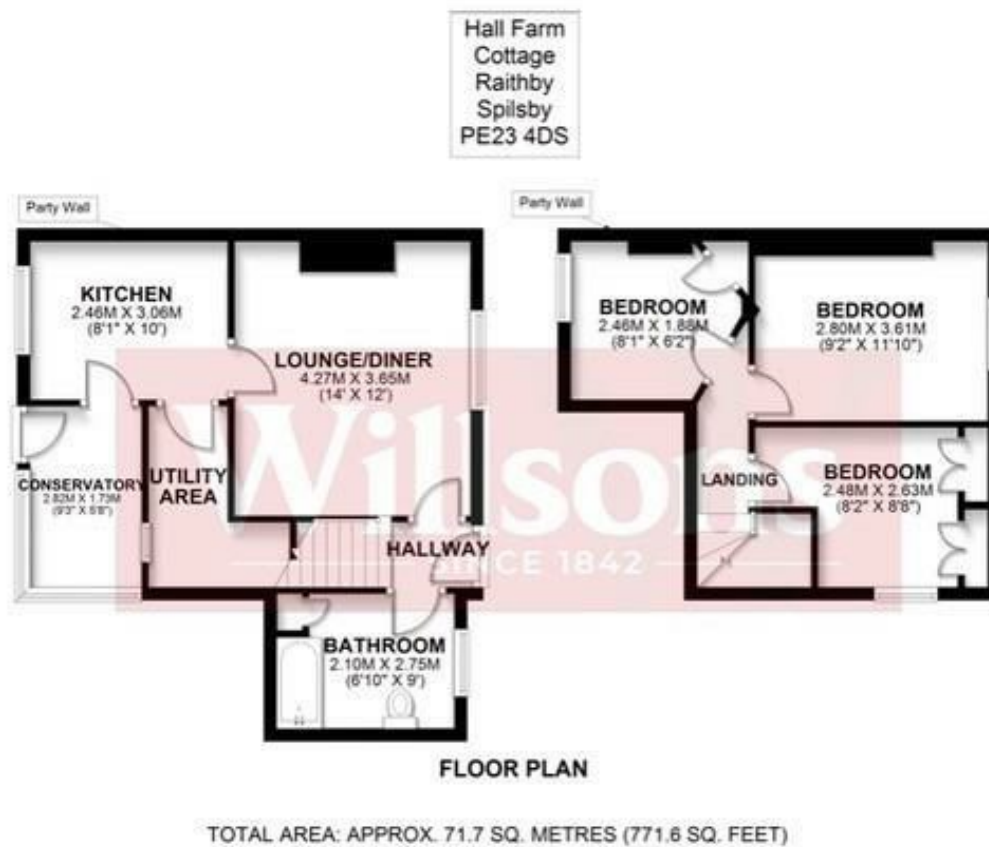
Viewing is strictly by appointment with the Alford office at the address shown below.

### Directions

From the A16 between Louth and Boston, on reaching the outskirts of Spilsby, turn right towards Hundleby continuing through the village for 0.8 miles before turning right down Raithby Road towards Raithby-by-Spilsby for 0.6 miles. The property can be found on the left after a gradual slope.

What3words///gifts.expressed.storming





## 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.

