



Willsons

Hillcrest, 44 Station Road, Halton Holegate

Offers Over £235,000



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Willsons
— SINCE 1842 —

Hillcrest, 44 Station Road,
Halton Holegate, Spilsby,
Lincolnshire, PE23 5PB

"AGENT'S COMMENTS"

This nicely presented detached bungalow having been modernised by the current vendors is situated in the rural village of Halton Holegate and is within walking distance of the local primary school and close amenities of the Market Town of Spilsby. With west-facing private rear gardens and fields beyond, driveway and detached garage, the property benefits from living room with multi-fuel log burner, family bathroom and additional WC, oil central heating, multifuel burner and uPVC double glazing throughout (and is offered with no onward chain).

LOCATION

Halton Holegate is a small village circa one mile to the east of Spilsby and has its own primary school and public house. 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, dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston bus routes, holds a weekly street market and offers a number of clubs and societies for all ages.



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Front of Property

Accessed via double wooden gates onto concrete driveway with areas of lawn, personnel gate to either side of the property providing dual access to rear garden, side door and garage to the right of the property, outside lighting and boundaries of hedging, fencing and dwarf wall.

Entrance Porch

6'2" x 4'7" (1.9m x 1.4m)

Composite front door with full height decorative window panes to either side, two full height storage cupboards (0.7m x 0.6m) housing Boulter Buderus Camray oil boiler and further cupboard (0.8m x 0.8m), radiator and carpeted flooring.

Living Room

18'0" x 12'9" (5.5m x 3.9m)

With multi-fuel log burner, hearth and mantle, wall lighting, two radiators, window to the front of the property and carpeted flooring.

Kitchen

12'5" x 8'6" (3.8m x 2.6m)

With wall and base units, space for full height fridge freezer, integrated double oven and grill, integrated ceramic hob with extractor over, sink with 1.5 bowls, mixer tap and drainer, space and plumbing for dishwasher and washing machine, full height radiator, feature pendant lighting, window and external door to the right hand side of the property and carpeted flooring.

'L'-shaped Hallway

9'6" x 6'2" (2.9m x 1.9m)

With loft access, airing cupboard with shelving also housing hot water tank (0.6m x 0.7m) and carpeted flooring.

Bedroom One

12'1" x 12'1" (3.7m x 3.7m)

With built-in wardrobes, radiator, blinds with integrated sun blind, window overlooking the rear garden and carpeted flooring

Bedroom Two

14'1" x 9'6" (4.3m x 2.9m)

With radiator, carpeted flooring and French door to patio.

Bedroom Three

8'10" x 8'6" (2.7m x 2.6m)

With built-in wardrobes (2.4m x 0.2m), radiator, window to the right hand side of the property and carpeted flooring.

Bathroom

6'6" x 6'2" (2.0m x 1.9m)

Bath with water jets and direct feed waterfall head shower over, WC, wash basin, towel radiator, extractor fan, window to the left-hand side of the property and carpeted flooring.

Separate WC

5'10" x 2'7" (1.8m x 0.8m)

With WC, wash basin, radiator, window to the left-hand side of the property and wooden laminate flooring.

Garage

29'10" x 10'9" max to 5'10" min (9.1m x 3.3m max to 1.8m min)

With up and over garage door, electric, lighting, window and personnel door to the right hand side of the property and concrete flooring.

Private Rear Garden

Private west-facing rear garden set to lawns with mature borders of bushes and planting, areas of patio, concrete slabs and slate, outside lighting, oil tank on concrete hardstanding, boundaries of hedging and fencing.

Tenure and Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity, water and drainage are connected to the property. Heating is via an oil-fired central heating system.

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: 8663-7520-5409-2426-3996.

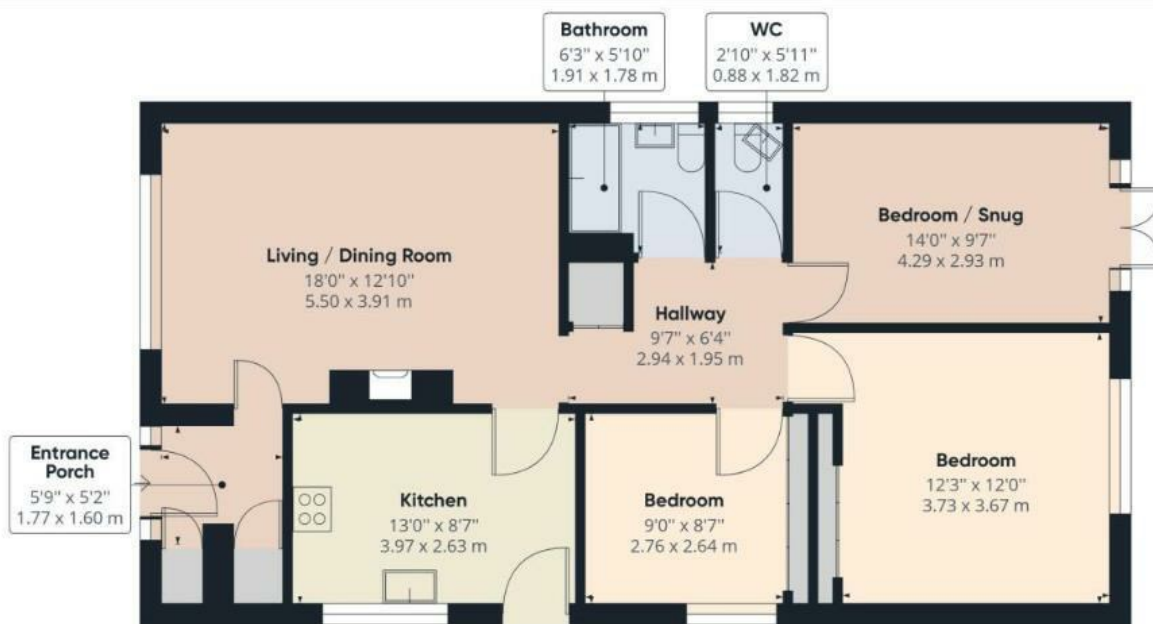
Directions

From the main A16 near Spilsby, drive through the town of Spilsby heading east on the B1195 to the village of Halton Holegate. Turn right into Station Road and the property can be found after 360 metres on the right, after a slight double bend. What3words///executive.maddening.gliding

Viewing

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





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.

