



Willsons

Greencrest, 77 Ashby Road, Spilsby

£400,000



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**Willsons**  
SINCE 1842



Greencrest, 77 Ashby Road,  
Spilsby, Lincolnshire,  
PE23 5DW

### "AGENT'S COMMENTS"

*This substantial property is situated in the Market Town of Spilsby, within walking distance of amenities. and close to Lincolnshire Wolds designated an Area of Outstanding Natural Beauty. Elegantly positioned on an elevated plot, offering well proportioned living accommodation to include garden room and conservatory, master bedroom with ensuite, extensive gardens to the front and rear, ample parking, and double garage with electric door. Benefitting from predominantly uPVC double glazing and oil-fired central heating throughout.*

### LOCATION

*Spilsby is a market town situated close to 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 tarmac driveway, areas of lawn and mature planting, concrete slabbed pathway and steps leading to a high-level patio area with feature pond and property boundaries of hedging and fencing.

### Entrance Porch

Of uPVC construction with solid roof and tiled flooring.

### Hallway

8'10" x 6'10" (2.7m x 2.1m )

With uPVC front door and internal wooden side panel windows, radiator, understairs storage (0.9m x 1.1m) and solid wood flooring.

### Kitchen

16'8" x 9'10" (5.1m x 3.0m )

Dual aspect room with wall and base units, sink with 1.5 bowls, mixer tap and drainer, integrated grill and oven, ceramic hob, tiled splashback, two radiators, under stairs storage cupboard (2.2m x 0.9m) with fuse boxes, windows to the front and side of the property, wooden internal door to the conservatory and carpet tile flooring.

### Utility Room

4'11" x 5'2" (1.5m x 1.6m )

With space and plumbing for dishwasher and washing machine, cupboard housing water softener, loft hatch, window to the side of the property and tiled flooring.

### Garden Room

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

With base units, sink with three taps and drainer, storage cupboard (1.6m x 0.8m) with loft hatch and Alter Camry oil fired central heating boiler, radiator, full span of windows and door leading to the rear patio and tiled flooring.

### WC

5'2" x 2'3" (1.6m x 0.7m )

With WC, window to the side of the property and tiled flooring.

### Living Room

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

Dual aspect room with feature brick chimney breast, LPG gas fire, two radiators, bay window to the font with window seat and additional window to the side of the property, sliding door leading to the dining room and carpeted flooring.

### Dining Room

14'1" max x 12'9" max (4.3m max x 3.9m max)

With radiator, sliding patio door leading to the conservatory, full height window to the side of the property and carpeted flooring.

### Conservatory

12'9" x 9'10" (3.9m x 3.0m )

Of uPVC and dwarf brick wall construction with feature glazed gable, fully glazed roof, radiator, French door leading to the patio and tiled flooring.

### First Floor Landing

15'8" max x 6'10" (4.8m max x 2.1m )

Split level landing with loft hatch, radiator, window to the front of the property and carpeted flooring.

### Bedroom One

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

With mirrored built-in wardrobes (3.5m x 0.5m), radiator, window to the rear of the property with aspects over the rear garden and carpeted flooring.

### En-suite

5'6" x 11'5" max (1.7m x 3.5m max)

With WC, bidet, sink vanity unit, shaver socket, partially tiled walls, radiator, shower enclosure with direct feed shower and vinyl flooring.

### Bedroom Two

18'8" x 13'5" (5.7m x 4.1m )

With built-in wardrobes and vanity dressing table with lighting, radiator, feature bay window with window seat, windows to the front and side of the property and carpeted flooring.

### Bedroom Three

10'5" x 9'10" (3.2m x 3.0m )

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

### Bedroom Four

8'10" x 12'9" (2.7m x 3.9m )

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

### Bathroom

9'10" x 5'10" (3.0m x 1.8m )

With WC, vanity wash basin, bath with electric shower over, radiator, built-in storage cupboard housing immersion tank, window to the side of the property and vinyl flooring.

### Rear Garden

Set primarily to lawns and extending to circa 80 metres in length with mature shrubs and trees, summerhouse, greenhouse and garden shed, concrete slabbed patio, oil tank, access to both sides of the property and boundaries of hedging and fencing.

### Garage

16'0" x 16'8" (4.9m x 5.1m )

With electric roller shutter door, power and lighting, fuse box and concrete flooring.

### Solar Panels

The solar panels are understood to be owned however are currently non-functional.

### Tenure & 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.

### Energy Performance Certificate

The property has an energy rating of 'E' . The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 6335-4127-5400-0240-8222.

### Local Authority

Council Tax Band E payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### Directions

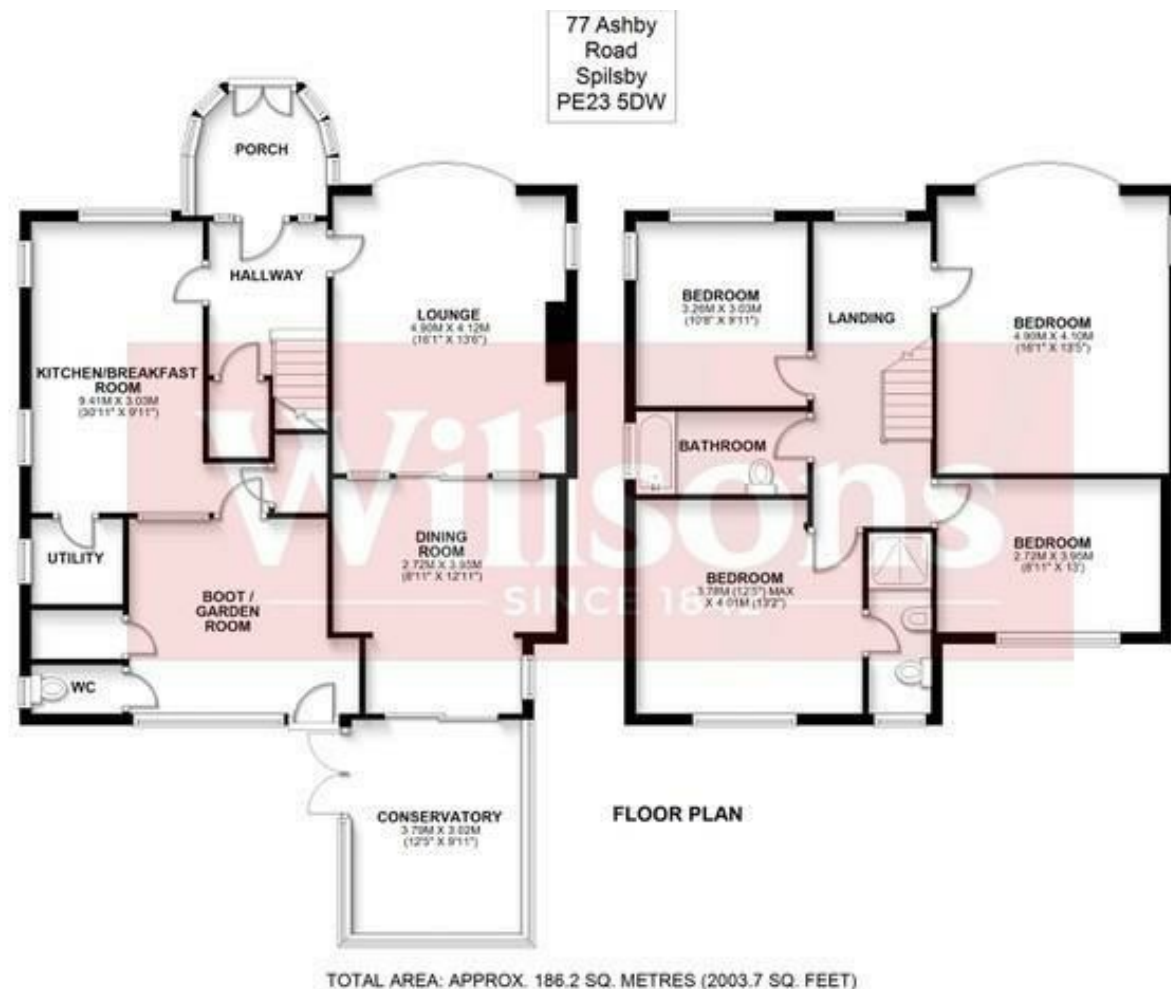
From the A16 Louth to Boston road, on reaching Spilsby, turn onto the B1195 towards Spilsby town centre. Turn left into Ashby Road where the property can be found on the left after 480m.

What3words///hazelnuts.fire.investor

### 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.

