



52 Spilsby Road

Horncastle, LN9 6AW

£270,000

An extended three bedroom semi-detached family home, set on a large plot with a generous-sized garden to the rear and within walking distance to Horncastle Town Centre and local schooling. Internally the property is beautifully presented throughout and features a fantastic Open Plan Living Space with vaulted ceilings and a modern Kitchen with integrated appliances. The property also features a Lounge with a log burner and a Family Bathroom with a luxury suite. In further detail, the accommodation comprises of Hallway, Lounge, Dining Room opening to a Sitting Room and Kitchen, Utility Room, Downstairs WC and a Conservatory with doors to the rear garden. The First Floor Landing leads to three Bedrooms and the Family Bathroom. To the front of the property there is a driveway providing off road parking. To the rear there is a low maintenance hardstanding seating area with steps leading down to a generous sized lawned garden with double gates giving access to Holt Lane. Viewing of the property is essential to appreciate to accommodation on offer and the plot on which it sits in this popular town location.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – D (East Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Horncastle sits at the heart of Lincolnshire, halfway between the Cathedral City of Lincoln and the county's famous sandy beaches. Known as the 'gateway to the Lincolnshire Wolds', Horncastle is surrounded by countryside and is on the edge of the Lincolnshire Wolds, recognised for its outstanding natural beauty. The town has a wide variety of facilities you would expect in a market town including a host of shops, supermarkets, doctors, vets, dentist, pharmacy, butchers, bakery's, banks, hairdressers/barbers, takeaways, fish & chips, Costa Coffee and variety of places to eat with a selection of restaurants, tea rooms & cafes, pubs & bars. There is a wide variety of smaller shops and boutiques as well as the town being known for its Antique shops. Furthermore, there is a leisure complex with a swimming pool & gym, cricket club and football club.



There is a nursery, primary schooling, grammar school and an academy secondary school.

The town is located approx 25 Miles from Lincoln with Train Links to London and also approx 22 miles from the coast. The popular resort village of Woodhall Spa is also a short drive away (approx 6 miles).

ACCOMMODATION

HALLWAY

With external door, stairs to First Floor and understairs storage cupboard.

LOUNGE

13' 9" x 12' 2" (4.19m x 3.71m), with UPVC double glazed bay window, log burner and radiator.

DINING ROOM

12' 9" x 10' 2" (3.89m x 3.1m), with UPVC double glazed window and radiator.

SITTING ROOM

24' 8" x 10' 2" (7.52m x 3.1m), with two UPVC double glazed windows and external door, two Velux windows and underfloor heating.

KITCHEN

13' 0" x 8' 0" (3.96m x 2.44m), with tiled flooring, underfloor heating, fitted with a range of wall, base units and drawers with work surfaces over, matching upstand, integral double oven, four ring ceramic hob with extractor fan over, integral wine cooler and dishwasher, stainless steel sink and drainer, space for a fridge freezer and spotlighting.

UTILITY ROOM

8' 0" x 5' 10" (2.44m x 1.78m), with UPVC double glazed window, tiled flooring, base unit with work surface, tiled splashback, stainless steel sink and drainer, plumbing/spaces for washing machine and tumble dryer and underfloor heating.

WC

With tiled flooring, underfloor heating, low level WC, wash hand basin and storage cupboard.

CONSERVATORY

11' 9" x 11' 4" (3.58m x 3.45m), with tiled flooring, underfloor heating, power points and UPVC double glazed windows and double doros to the rear garden.

FIRST FLOOR LANDING

With access to three Bedrooms and Family Bathroom.

BEDROOM 1

12' 8" x 10' 2" (3.86m x 3.1m), with UPVC double glazed window and radiator.

BEDROOM 2

11' 10" x 10' 5" (3.61m x 3.18m), with UPVC double glazed window, fitted wardrobe and radiator.





BEDROOM 3

8' 8" x 8' 0" (2.64m x 2.44 m), with UPVC double glazed window and radiator.

FAMILY BATHROOM

13' 3" x 8' 0" (4.04m x 2.44 m), with two UPVC double glazed windows, tiled flooring, underfloor heating, low level WC, freestanding bath, two wash hand basins with drawers below, walk-in shower with rainfall shower, heated towel rail, spotlighting, extractor fan and storage cupboards.

OUTSIDE

To the front of the property there is a driveway providing off-street parking. There is access to the side of the property leading to the rear where there is a hardstanding seating area and steps down to a large lawned garden with double gates to Holt Lane.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

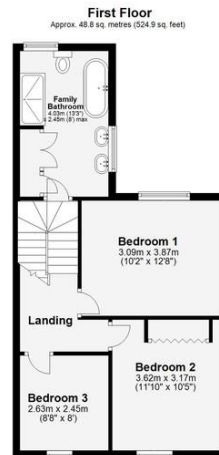
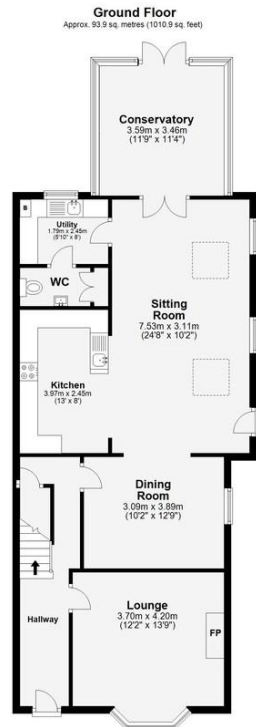
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Total area: approx. 142.7 sq. metres (1535.8 sq. feet)
The markings shown are for guidance purposes only and are not to be relied on for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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