



Queen Street, Spilsby PE23 5JQ

welcome to

Queen Street, Spilsby

GRADE II LISTED BUILDING

GUIDE PRICE £175,000 TO £180,000

A Beautiful 3 Bedroom Semi-Detached Property located in Spilsby. This property comprises of 3 Good sized Bedrooms, Living Room, Dining Room, Kitchen & Bathroom. Externally, the property has a courtyard area to the rear

Entrance Porch

Front entrance door leads into the entrance Porch which has a door leading into:

Lounge

13' 5" x 11' 5" (4.09m x 3.48m)

Has a Log burner with feature brick surround & wooden mantel, exposed wooden beams, window to the front elevation, stairs leading to the first floor and door into:

Kitchen

12' 2" x 10' 3" (3.71m x 3.12m)

Comprising of modern base units with worktop space over, integrated oven, sink, window to the rear elevation, boiler, 2 x storage cupboards and door leading into:

Utility Area

Dining Room

This room was once used as a shop with another door to the front elevation but is used currently as the dining room with window and radiator.

Bathroom

Comprising of a bath, WC, sink, radiator & opaque window.

Landing

Bedroom 1

12' 4" x 10' 4" (3.76m x 3.15m)

Has a window and storage cupboard

Bedroom 2

12' 1" x 10' 2" (3.68m x 3.10m)

Has a window

Bedroom 3

12' 4" x 8' (3.76m x 2.44m)

Has a window

External

Externally the property benefits from a rear courtyard style area which has gated access to the side as well as an outbuilding.





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Queen Street, Spilsby

- GRADE II LISTED PROPERTY
- 3 BEDROOM SEMI DETACHED PROPERTY
- WALKING DISTANCE TO AMENITIES
- SOUGHT AFTER AREA
- CALL US TO ARRANGE A VIEWING

Tenure: Freehold EPC Rating: Exempt

offers in the region of

£160,000

directions to this property:

See Multi-Map Illustration



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SKG108453 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01754 768311



Skegnness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25
2RU



williamhbrown.co.uk