



***61 Spilsby Road,
Horncastle, LN9 6AW
Asking Price Of £225,000***



- Spacious End-Terrace House
- 2 Reception Rooms, Conservatory
- 3/4 Bedrooms. Bathroom
- Garage, Ample Parking
- uPVC Units. Gas Central Heating
- Stunning Rural Views to Rear

Set well back from Spilsby Road, is this end-terrace home, in a lovely quiet location and enjoying some stunning views at the rear over the adjoining countryside. The accommodation is well presented and maintained throughout and has gas fired central heating, uPVC units throughout, and also has the benefit of solar panels.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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The property, part of which has a flying freehold which is the fourth bedroom/study, has accommodation briefly comprising:

RECEPTION ROOM 10' 2" x 8' 9" (3.1m x 2.67m) Having uPVC sealed double glazed entrance door, double radiator and telephone point.

INNER HALL Having staircase to the first floor with under stairs storage area, smoke detector.

LOUNGE 14' 8" x 13' 7" (4.47m x 4.14m) Having feature fire surround and hearth, double radiator, wall lights and TV aerial point.

DINING KITCHEN 14' 5" x 10' 4" (4.39m x 3.15m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in gas double oven and grill with four ring gas hob with extractor fan and light over, integral dishwasher. Space under worktops for a fridge and separate freezer, breakfast bar, further storage cupboards, radiator.

CONSERVATORY 15' 6" x 8' 7" (4.72m x 2.62m) Being part-brick with uPVC sealed double glazed windows and door to the

garden, fitted double base cupboard with single drainer sink unit with mixer taps, space and plumbing for washing machine, tiled floor and enjoys some stunning views over the adjoining countryside.

FIRST FLOOR LANDING - BEDROOM ONE 14' 2" x 10' 4" (4.32m x 3.15m) Having two fitted double wardrobes, one housing the gas fired wall mounted boiler and hot water tank with immersion heater fitted and shelving, with central dressing table, bed head pull cord, radiator, access to the loft and stunning rural views.

BEDROOM TWO 12' 6" x 9' 2" (3.81m x 2.79m) Having radiator, bed head pull cord and two built-in double wardrobes.

BEDROOM THREE 8' 3" x 7' 6" (2.51m x 2.29m) Currently used as an OFFICE with radiator, access to the roof void. Bed head pull cord.

STUDY 7' 8" x 6' 2" (2.34m x 1.88m) Currently used as a STORE ROOM, but potential for use as a nursery or fourth bedroom, having radiator and views over the adjoining countryside and this room is the flying freehold part of the property.

BATHROOM 8' 4" x 6' 9" (2.54m x 2.06m) Having enclosed bath with electric shower over and side folding screen, pedestal hand basin and low level WC. Radiator, part-tiled walls, extractor fan.

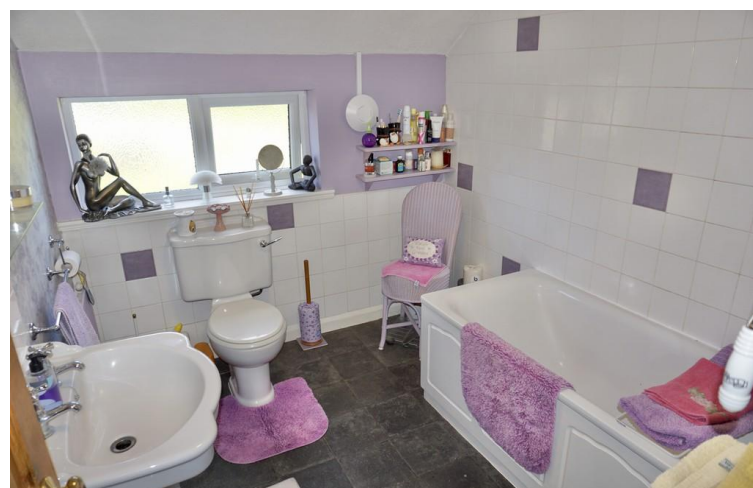
OUTSIDE - GARAGE 16' 7" x 10' 2" (5.05m x 3.1m) Having roll-up door and side personal door and with power and light connected.

THE GARDENS The driveway is off Spilby Road and leads down to the property where there is ample parking space fronting the garage, there is a lawn garden with flower and shrub beds. Gated access to the side over a footpath leads to a further lawn garden with a variety of fruit trees and flower and shrubs to the borders. Slabbed patio area and gravel area to the side of the garage where there is a lean-to GREEN HOUSE (which may be available by separate negotiation). Beyond are some stunning views over the adjoining countryside. Please note that there is a RIGHT OF ACCESS over the rear and side for No. 63 Spilby Road, which we understand is rarely used.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band B.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.





VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters

Floor plans are to show layout only and are not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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