



54 Spilsby Road
Horncastle, Lincolnshire. LN9 6AW





54 Spilsby Road, Horncastle

A good size semi-detached property situated on a large plot with brick outbuildings and a substantial two storey brick Coach House.

The property benefits from uPVC double glazing and part central heating, requiring a scheme of refurbishment to create a modern family home. There is potential to provide substantial parking space to the frontage. The rear garden extends to Holt Lane with the added potential for vehicular access and garaging.

ACCOMMODATION

Hallway having a black composite main entrance door inset with small glazed leaded panels with matching glazed leadwork window above; of good size with spindle and balustrade staircase to first floor, radiator, telephone point and power points. Obscure glazed door to rear hallway and door to:

Sitting Room [13' 10" x 12' 2" (4.21m x 3.7m)] having uPVC double glazed bay window to side aspect, 1950's style fireplace with tiled heath, surround and mantel shelf and gas fire inset. Alcove shelving, radiator and power points. (Photo taken previously)

Rear Hallway having door to understairs storage cupboard with coat hooks and shelving. Doors to further accommodation including:

Dining Room [11' 7" x 10' 2" (3.53m x 3.09m)] having uPVC double glazed window to rear aspect; built in alcove storage cupboards, radiator, TV and telephone point and power points.

Kitchen [13' 2" x 8' 4" (4.01m x 2.54m)] having uPVC double glazed window to side aspect; a range of 1960's style base, wall and freestanding units, stainless steel sink with double drainer inset to roll edge worktop with appropriate splash back tiles, space and connection for washing machine, gas/electric cooker, tumble dryer.





Tiled floor, extractor fan and power points. Wood obscure single glazed side entrance door.

First Floor

Gallery Landing of good proportions being split level, access to loft space, wood single glazed window to rear aspect and power point. Wood door on lower level through to:

Family Shower Room [13' 1" x 6' 7" (3.9m x 2m)] having uPVC obscure double-glazed window to rear aspect; wet room style shower area, pedestal wash hand basin with appropriate mermaid style boarding and tiled splash back, bidet and low-level WC. Split level vinyl flooring, large storage cupboard, large airing cupboard containing the ideal wall mounted combi-boiler and linen shelving.

Bedroom 1 [12' 4" x 10' 5" (3.75m x 3.17m)] with uPVC double glazed window to front aspect; wood fire surround and mantel and power point.

Bedroom 2 [12' 1" x 10' 2" (3.91m x 3.09m)] with uPVC double glazed window to rear aspect, radiator and power point.

Bedroom 3 [9' 1" x 7' 5" (2.76m x 2.26m)] with uPVC double glazed window to front aspect and power point.

OUTSIDE

The property is approached from the front over a twin track paved parking area with a paved pathway with timber ramp and platform providing a level threshold access to the property.

The front garden has been predominantly laid to lawn with shrubs and potential to create a large parking space.

Extensive rear garden, predominantly laid to lawn with trees leading down to Holt Lane. There are a number of outbuildings situated in the rear which include:

Store Shed [5' 4" x 4' 4" (1.62m x 1.32m)] with solid wood side entrance door.

Gardener's WC [4' 4" x 3' 7" (1.32m x 1.09m)] with low level WC, water tap and solid wood side entrance door.





Coal Store {4' 4" x 3' 6" (1.32m x 1.06m)} with solid wood half door to side.

Garden Store [10' 2" x 8' 5" (3.09m x 2.56m)] with wood single glazed window to the side and door to the front.

COACH HOUSE:

Ground Floor Area [12' 3" x 8' 7" (3.73m x 2.61m) plus 9' 11" x 12' 3" (3.02m x 3.73m)] having a pair of large wooden doors, personnel door and single glazed window to the side aspect. Brick floor and steep wooden staircase up to:

First Floor Area [18' 6" x 12' 3" (5.63m x 3.73m)] having wood single glazed window and wood half door to side aspect and wood single 6 pane window to rear aspect.

Notes: The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property, the existence of any Covenants, Easements or Rights of Way which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

East Lindsey District Council – Tax band: B

Mains electric, water, drainage and gas/ Gas central heating.

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

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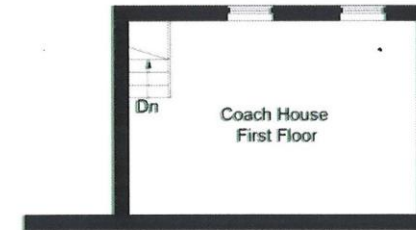
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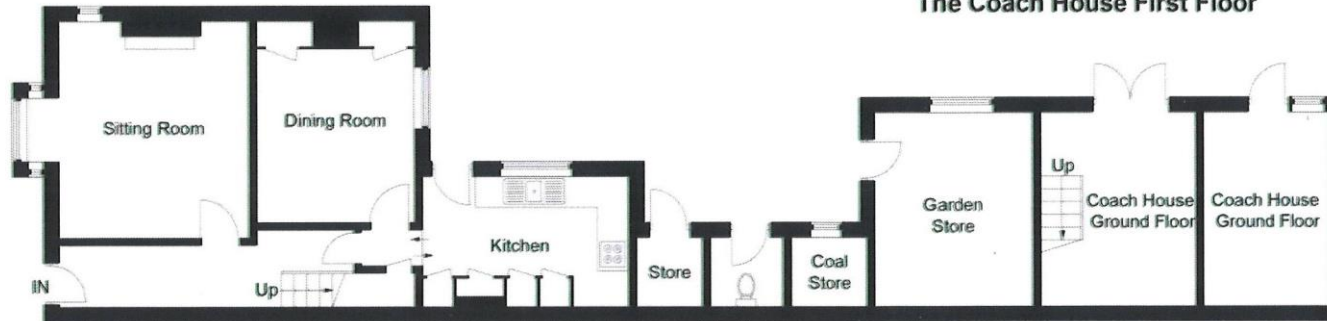




First Floor



The Coach House First Floor



Ground Floor

The Coach House Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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