



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**9 Partney Road**  
Spilsby, Lincolnshire. PE23 5EH

**BELL**

## 9 Partney Road, Spilsby



9 Partney Road is an attractive, early 20th Century family home – boasting attractive features typical of the period including art deco fireplace, circular front porch aperture and coloured, leaded glass to the front door.

Providing versatile accommodation, with living and dining rooms alongside conservatory and spacious breakfast kitchen, the property is laid out with three bedrooms and family bathroom to the first floor. Set with ample driveway parking for multiple vehicles – including beneath side car port – 9 Partney Road includes a single garage and spacious workshop to the lawned rear garden, set with attractive, mature trees and flowers.

### ACCOMMODATION

**Entrance Porch** with UPVC double glazed obscure doors, with leaded and coloured glass decoration set to circular window, tiled flooring, telephone point, ceiling light and power points. Wood single glazed leaded door with matching side panels to:

**Hallway** with staircase up to first floor, built in under stairs boot store, carpeted floor, radiator, ceiling light and power points. Doors to cloakroom, kitchen, dining room and to:

**Living Room** having uPVC double glazed bay window with internal secondary glazing and uPVC double glazed windows to side aspect; Art deco fireplace with wood surround, carpeted floor, radiator, TV point, ceiling light and power points.





Dining Room having uPVC double glazed windows to side aspect; wood fireplace with gas fire inset, polished stone surround, carpeted floor, radiator, ceiling light and power points. uPVC double glazed French doors to rear, to:

**Conservatory** having uPVC double glazed windows to side and rear, French doors to rear; uPVC double glazed roof, vinyl flooring and power points.

**Breakfast Kitchen** having uPVC double glazed windows to side and rear, patio door to side aspect; an excellent range of modern storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop with breakfast bar to rear. Integrated fridge, freezer, slimline dishwasher, space and connections for under counter washing machine and dryer, double oven, induction hob beneath extractor canopy. Tiled floor, wall mounted Ideal Logic + gas fired boiler and power points. uPVC double glazed French doors to side, to conservatory.

**Cloakroom** with uPVC double glazed obscure window to side aspect; hand wash basin inset to corner storage unit and low level WC. Wood effect flooring and ceiling light

### First Floor

**Gallery Landing** having uPVC double glazed window to side with internal secondary glazing; carpeted floor, ceiling light and power points. Doors to first floor accommodation.

**Bedroom** having uPVC double glazed window with internal secondary glazing to front aspect; carpeted floor, ceiling light and power points.

**Bedroom** having uPVC double glazed window with internal secondary glazing to front aspect; mirror fronted sliding doors to bank of wardrobes, carpeted floor, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed full height window to rear aspect; carpeted floor, ceiling light and power points.

**Family Bathroom** having uPVC double glazed obscure window to rear aspect; bath with tiled surround, shower cubicle with board surround, wash hand basin inset to





storage unit and low level WC. Carpeted floor, radiator and ceiling light.

## OUTSIDE

The property is approached to the front via a curved driveway, with turnaround and parking space for multiple vehicles, continuing up both sides – one home to a covered car port and through to the **Single Garage**, with light and power.

The rear garden is laid to lawn, with gravel paths, and established trees and shrubs including magnolia and lilac. To the rear stands a useful **Workshop** – like the garage with wooded boards lining the walls; thus offering a greater space than the dimensions shown here should this be removed (c. 14 inches extra width & depth).

## THE AREA

Spilsby is a historic market town, providing useful services, amenities and transport links plus primary and secondary schooling; situated within close range of a number of other towns, namely: Alford (9 miles), Horncastle (10), Skegness (12), Louth (16), Boston (17). A regular bus service runs from the Lincolnshire coast through Spilsby and to the county city of Lincoln.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: D

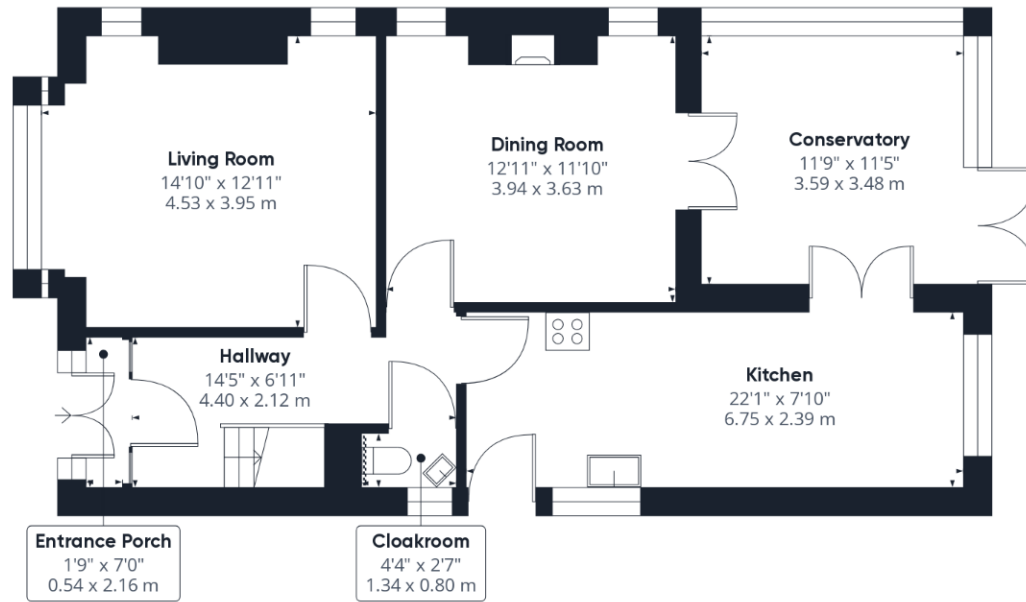
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office  
Old Bank Chambers, Horncastle. LN9 5HY.  
Tel: 01507 522222;  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);  
Website: <http://www.robert-bell.org>

Brochure prepared 5.8.2024







**Approximate total area<sup>(1)</sup>**

1531.17 ft<sup>2</sup>

142.25 m<sup>2</sup>

**Reduced headroom**

0.54 ft<sup>2</sup>

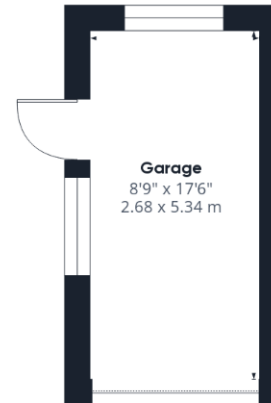
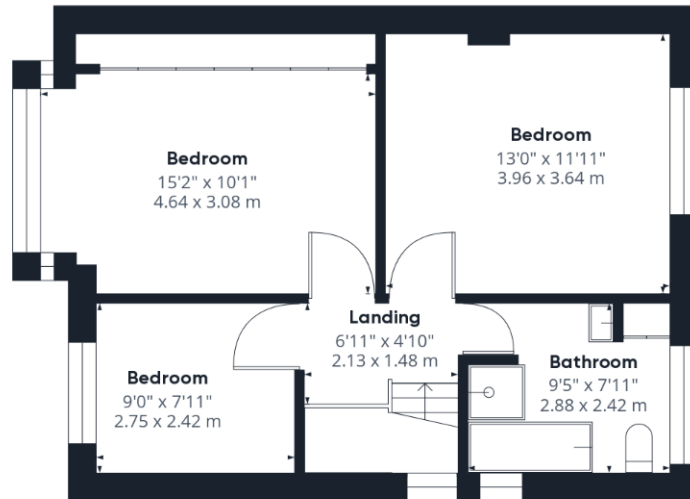
0.05 m<sup>2</sup>

(1) Excluding balconies and terraces

⌵ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



**DISCLAIMER**

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:  
 - The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;  
 - All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;  
 - No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.  
 - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle. LN9 5HY  
 Tel: 01507 522222  
 Email: horncastle@robert-bell.org

[www.robert-bell.org](http://www.robert-bell.org)

