



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN HORNCastle



6 Post Office Lane  
Spilsby, Lincolnshire. PE23 5LQ

**BELL**





## 6 Post Office Lane Spilsby

6 Post Office Lane is a three-bedroom, semi-detached house with front and rear garden spaces; parking and single garage to the heart of Spilsby. Accommodation comprises: living room, dining kitchen, bedrooms and family bathroom.

Within walking distance of the range of services and amenities on offer in this popular market town, including public transport links to the county city of Lincoln, Boston and the beautiful coast; the property provides a spacious living room and open living-diner.

### ACCOMMODATION

**Hallway** having uPVC obscure double glazed front entrance door, carpeted staircase with hand rail to first floor, carpeted floor, built in storage space and ceiling light. Door to:

**Living Room** having uPVC double glazed bay window to front aspect; brick fireplace with TV stand, carpeted floor, radiators, TV point, ceiling and wall lights and power points. Door to:

**Dining Kitchen** having uPVC double glazed French doors and window to rear aspect; fitted storage units to base level, 1 1/2 bowl sink and drainer set to roll edge worktop with space and connections for upright fridge-freezer and under counter washing machine and electric cooker. Wall mounted Glow worm boiler, wood effect flooring to kitchen, carpet to dining space, radiator, ceiling lights and power points. Built in under stairs storage space with light.

**First Floor - Gallery Landing** with built in airing cupboard carpeted floor, ceiling light and power point. Doors to first floor accommodation.





**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, built in wardrobe space, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

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

**Bathroom** having uPVC double glazed obscure window to rear aspect; bath with board surround, shower cubicle with tiled surround. Pedestal wash hand basin and low level WC. Vinyl flooring, tiles to walls, heated towel rail and ceiling light.

## OUTSIDE

The property is approached to the front, through gate and up concrete path through the front garden; laid to gravel with brick wall containment. Vehicular access leads up the side and to the rear, with driveway parking for one vehicle and a Single, Semi-detached Garage.

The rear garden is laid to lawn with borders stood before the timber fencing. To the corner is a useful garden store.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING – Tax band: 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.

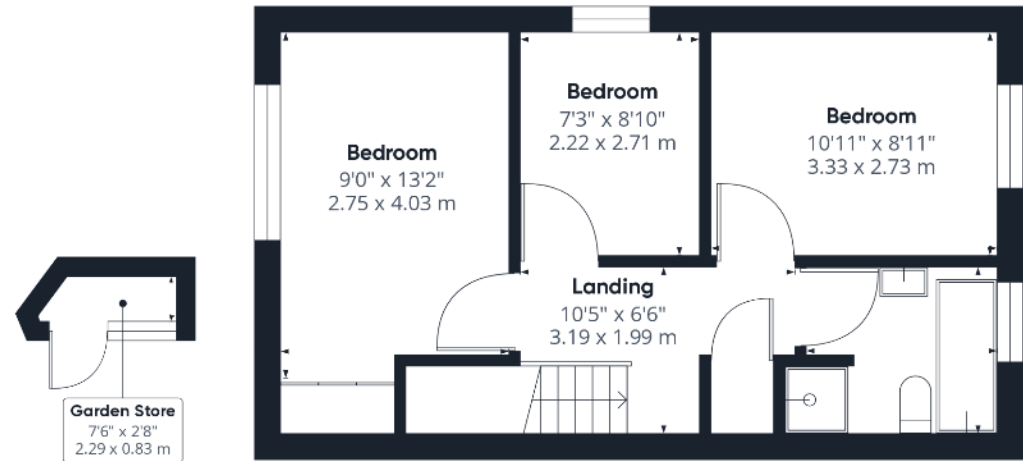
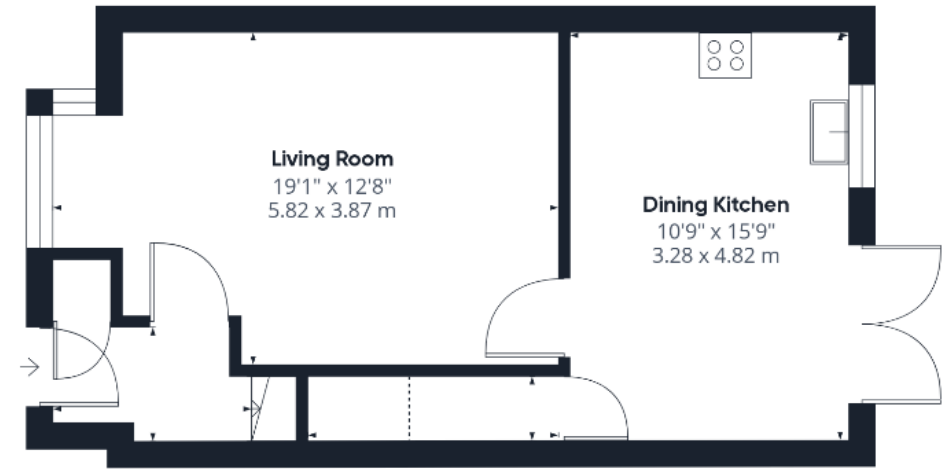
VIEWING: By arrangement with the agent's Horncastle Office

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