



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



3 Raleigh Court
Spilsby. PE23 5JN

BELL

NO ONWARD CHAIN!

This three-bedroom semi-detached family home provides spacious accommodation, plus garden and garage. A convenient walk from the town centre; the property is located in Spilsby, offering a range of services and amenities, including public transport links to the county city of Lincoln, Boston and the beautiful Lincolnshire coast.



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ACCOMMODATION

Entered to the front, beneath storm porch, through uPVC double glazed door to...

Hallway, with light to ceiling, radiator, carpet. Carpeted staircase to first floor, wood doors to living room and cloakroom with W/C.

Living Room, with uPVC double glazed leaded window to front, light to ceiling, tv point, radiator, carpet, multiple power points. Gas fire to polished stone style surround. Wood windowed double doors to...

Dining Room, with uPVC double glazed French doors to rear, light to ceiling, carpet, radiator, multiple power points. Wood door to...

Kitchen, with uPVC double glazed patio door to side, window to rear. Light to ceiling, sink and drainer set to roll edge worktop surface, good range of storage units to base and wall levels. Oven and four ring hob, space and connections for upright fridge-freezer. Radiator, tiled flooring, multiple power points.

First Floor Landing, with light to ceiling, carpet, wood door to airing cupboard; doors to bedrooms and bathroom.

Bedroom One with uPVC double glazed leaded window to front, light to ceiling, radiator, multiple power points, carpet. Built in bedroom furniture; wood door to wardrobe space.

Bathroom with uPVC double glazed obscure window to side, light to ceiling, low level W/C, pedestal sink, shower cubicle with tiled surround. Radiator, vinyl flooring.

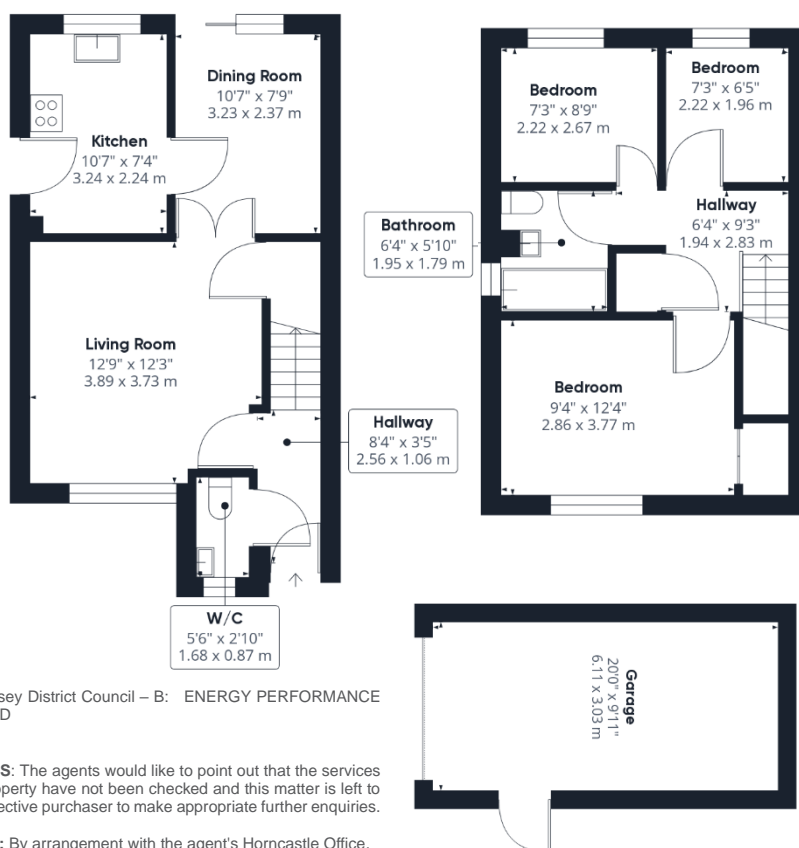
Bedroom Two with uPVC double glazed window to rear, light to ceiling, multiple power points, radiator, carpet.

Bedroom Three with uPVC double glazed window to rear, light to ceiling, multiple power points, radiator, carpet.

OUTSIDE

The property is located on a no-through position; with tarmac and brick paved driveway parking situated to the front. Wood gates lead through to further parking down the side, and on to the **Single Garage**.

The garden is laid to brick paves, a courtyard style space with mature established flower beds.



East Lindsey District Council – B: 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.

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