



BRITISH  
PROPERTY  
AWARDS

2023



GOLD WINNER

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IN HORNCASTLE



Gold Trusted  
Service Award

2023 feefo



79 Main Road

Hundleby, Spilsby, Lincolnshire. PE23 5LZ



## 79 Main Road, Hundleby



79 Main Road, Hundleby is an 18th Century cottage, recently renovated to provide modern fixtures and fittings complementing the classic features. With new upvc double glazed windows throughout; excellent kitchen and shower room installations; large living room, dining kitchen, and garden room to the ground floor; two bedrooms and cloakroom to the first.

The property is complete with parking to the front, path to the side and paved patio seating space to the rear courtyard.

### ACCOMMODATION

**Hallway** with wood effect composite double glazed entrance door, spindle and balustrade carpeted staircase.

**Living Room** having uPVC double glazed windows and full height window to front aspect; brick fireplace with wood mantle and electric fire inset, carpeted floor, ceiling beams, radiators, ceiling and wall lights and power points.

**Dining Kitchen** having uPVC double glazed window and stable door to rear aspect; a range of modern base and wall storage units, 1 1/2 bowl sink and drainer inset to roll edge worktop, integrated fridge, CDA oven and four ring induction hob beneath extractor canopy, under counter washing machine. Exposed brick paved flooring, wood burning stove inset to firebox with tiled surround, corner unit housing the gas central heating boiler, ceiling beam, radiator, ceiling and over counter lights and power points. Door to:

**Shower Room** having uPVC obscure double glazed windows to side aspect; shower cubicle with tiled surround, monsoon and regular head over, pedestal wash hand basin and low level WC. Wood panelling to half height to walls, wall mounted heated towel rail, ceiling spotlights and shaver socket.





**Garden Room** with wood single glazed window to sides and rear, patio door to side; power points.

### **First Floor**

**Gallery Landing** with uPVC double glazed full height window to rear aspect, carpeted floor, radiator and feature ceiling light. Open doorway to:

**First Floor Hallway** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling and wall lights and power points. Doors to bedrooms and to:

**Cloakroom** with uPVC obscure double glazed window to side aspect; low level WC, wash hand basin inset to storage unit, wood effect flooring, radiator, wall tiles and wall lights.

**Bedroom 1** with uPVC double glazed window to front aspect; carpeted floor, clothes hanging space to wall alcove, radiators, loft access hatch, ceiling light and power points.

**Bedroom 2** with uPVC double glazed window to front aspect; carpeted floor, radiator, loft access hatch, ceiling light and power points.

### **OUTSIDE**

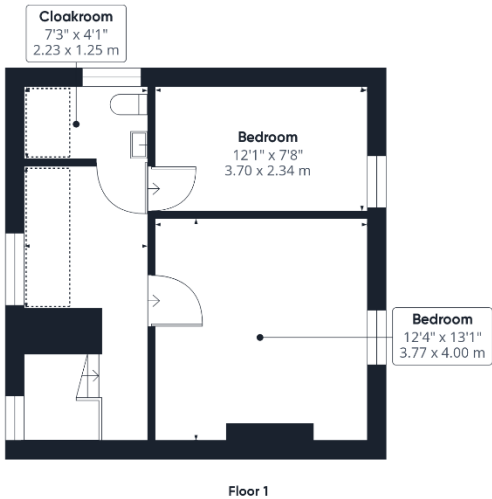
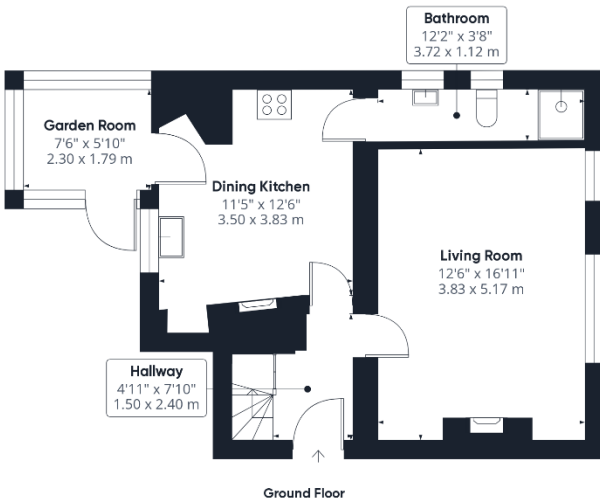
The property is approached to the front through open gateway in dwarf brick wall, having chipped parking driveway space to the front and leading up the side as narrow bed flanking the paved path to the side door. This continues down to the timber gate to the rear garden.

The low maintenance rear garden is laid to patio paving with connection facilitating a potential hot tub installation, further seating and storage space contained by boundary wall and timber fencing. There is a gate to the side containing useful bin storage area; outside tap connected.

**East Lindsey District Council – Tax band: B**

**ENERGY PERFORMANCE RATING: D**





**Approximate total area<sup>®</sup>**

876.94 ft<sup>2</sup>  
81.47 m<sup>2</sup>

**Reduced headroom**

33.77 ft<sup>2</sup>  
3.14 m<sup>2</sup>

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

**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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