



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



12 Winston Road

Spilsby, Lincolnshire. PE23 5HJ

BELL



12 Winston Road, Spilsby

NO ONWARD CHAIN!

12 Winston Road is an attractive, detached bungalow set to a private, South-facing position within walking distance of the centre of Spilsby. Within a no-through road close of similar properties, the bungalow provides three bedrooms; large living room, kitchen, conservatory, bathroom and separate W/C. The property boasts a wall-inset warm air heating system (gas-fired), instant hot water and benefits from solar panels.

With driveway parking for multiple vehicles and a single garage, the property boasts excellent patio and lawn spaces, access to the Ancaster Avenue park via a gate at the rear, and is conveniently located for the town's supermarkets, schooling, public transport links to Lincoln, the coast and Boston; and further amenities.

Entered to the side through uPVC double glazed obscure window to side, to



Hallway - lights to ceiling. Wood effect flooring, power points. Loft access hatch, wood door to storage space. Wood doors to accommodation including

Breakfast Kitchen - with UPVC double glazed windows to front and side, spot lights to ceiling. Good range of storage units to base and wall levels, built in pantry cupboard. 1 1/2 sink and drainer set to roll edge worktop surface. Tricity Bendix oven and four ring halogen hob beneath extractor canopy. Space and connections for under counter washing machine, dryer, upright fridge-freezer. Multiple power points.

Conservatory - with uPVC double glazed windows to front and sides; French door, Polycarbonate roof, wood effect flooring. Electric heater.



Living room - with uPVC double glazed windows to front and side. Light to ceiling, carpet, electric fire set to polished stone surround with wood surround. Carpet, tv point, multiple power points.

Bedroom two - with uPVC double glazed window to side, light to ceiling. Carpet, multiple power points.

Bedroom three - with uPVC double glazed window to side, light to ceiling. Carpet, multiple power points.

Cloakroom - with uPVC double glazed obscure window to rear, light to ceiling. Low level wc, pedestal sink, wood effect flooring.

Bedroom one - with uPVC double glazed window to rear, light to ceiling. Carpet, multiple power points. Mirror fronted wardrobe.

Family Bathroom - with uPVC double glazed obscure window to side; light to ceiling. Low level wc, pedestal sink, panel bath with shower attachment. Separate shower cubicle with tiled surround; Mira jump electric shower over. Tiles to half height to walls, wood effect flooring.

Outside

The property is approached to the front up concreted driveway, providing ample off road parking space for multiple vehicles, and leading to the **Single garage** - with up and over door, light; power. Window to rear, personnel door to side, Solis solar panel unit and battery storage.

To the front, laid before the Conservatory, is a lawned front garden – enjoying mature flowers and shrubs to the borders. This space faces south, with brick-edge patio seating and further either side of the conservatory. Leading through from the driveway, beneath a brick arch, is further patio seating space.

The rear garden is a beautiful green area, contained by evergreen hedging and enjoying mature borders, well maintained lawn and a screened off storage space. To the rear boundary is a gate through to the town park, with open grassed space and play area.





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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Brochure prepared 08.04.2025

12 Winston Road

Approximate Gross Internal Area = 100.9 sq m / 1086 sq ft

Garage = 19.2 sq m / 207 sq ft

Total = 120.1 sq m / 1293 sq ft



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.

DISCLAIMER

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