



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



13 Spilsby Meadows
Spilsby, Lincolnshire. PE23 5GA

BELL



13 Spilsby Gardens

Spilsby

13 Spilsby Meadows is a three-bedroom mid-terraced property offering generous living space to the Eastern fringe of the well serviced market town of Spilsby, within walking distance for most of the schools, shops, supermarkets and surgery.

With off road parking, the property boasts a rear garden, garden room, plus living room, dining kitchen, cloakroom to ground floor; bathroom and three bedrooms to first.

ACCOMMODATION

Hallway with wood double glazed obscure front entrance door, wood effect flooring, staircase up to first floor, radiator, ceiling light and power points. Doors to cloakroom and to:

Living Room having uPVC double glazed window to front aspect; carpeted floor, radiator, TV point, built in under stairs storage cupboard, ceiling light and power points. Door to:

Dining Kitchen having uPVC double glazed window and French doors to rear aspect; a good range of storage units to base and wall levels, sink and drainer to roll edge worktop with space and connections for under counter washing machine and American style fridge-freezer, space and connections for electric Range cooker with gas hob. Tiled floor, wall mounted gas fired Worcester boiler, radiator, ceiling lights and power points.

Garden Room with carpeted floor, wall light and power points; pair of wood double doors to rear garden.





Cloakroom comprising wash hand basin, low level WC and ceiling light.

First Floor

Gallery Landing carpeted floor, built in storage space and loft access hatch. Doors to first floor accommodation.

Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with shower over and tiled surround, pedestal wash hand basin and low level WC. Wood effect flooring, radiator, light to ceiling and shaver socket.

Bedroom 2 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 1 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 3 with uPVC Double glazed window to front aspect; carpeted floor, ceiling light and power point.

OUTSIDE

The property is approached to the front up paved steps, with two dedicated parking spaces being situated to the rear. From this, a wooden gate leads up a concrete path to the rear garden, laid to artificial lawn, contained by wood fencing and an evergreen hedge.

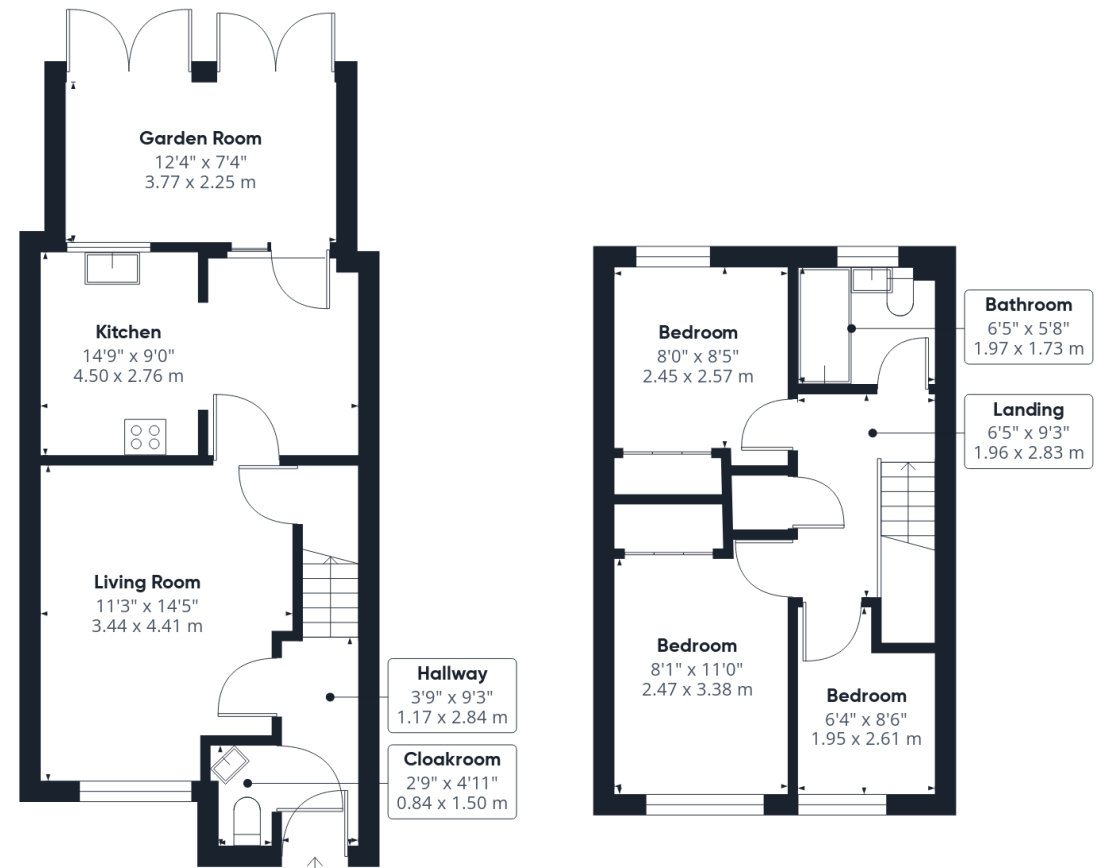
East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: C

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;
Website: <http://www.robert-bell.org> Brochure prepared 2.6.2025





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