



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**La Fontoj**  
Post Box Lane, Raithby Road, Hundleby, Spilsby. PE23 5NH

**BELL**





## La Fontoj

Hundelby, Spilsby

La Fontoj is a beautiful family home, extended and modernised in recent years to provide attractive, versatile living accommodation.

Set to a 0.61 acre plot (sts), the property provides a gross internal floor area of over 1300 sq ft; plus a further 1000 sq ft to the double garage, workshop and first floor versatile entertaining area.

Accommodation comprises a cosy Living Room, Dining Room open to large Breakfast Kitchen; Office plus Bedroom Four/further Office, Utility, Shower Room to the first floor; three bedrooms and family bathroom the first.

The property is located to the end of a no through road, in the popular village of Hundelby. Nearby is the market town of Spilsby, having amenities including supermarkets, doctors' surgery and a range of local shops and cafes. There is also a primary and a secondary school and highly recommended grammar schools nearby; with public transport links to Boston, Skegness and the county city of Lincoln (via Horncastle).



### ACCOMMODATION

**Entrance Hallway** with uPVC double glazed obscure front entrance door, uPVC double glazed obscure window to front aspect; tiled floor, ceiling light. Doors to office, utility and to:

**Breakfast Kitchen** having uPVC double glazed windows to front and side, French doors to side aspect; an excellent range of storage units to base and wall levels including glazed display shelves, 1 1/2 bowl sink roll edge solid wood worktop with breakfast bar continuation, Rangemaster gas fired cooker beneath extractor canopy,





space (gas hob and electric ovens) and connections for upright American style fridge-freezer, integrated dishwasher. Tiled floor, radiator, TV point, ceiling spotlights. Open to:

**Dining Room / Snug** having uPVC double glazed window to side aspect; log burning stove set to exposed brick surround with oak mantle and stone hearth. Wood effect flooring, ceiling light and power points. Open doorway to side hallway and to:

**Office (rear)** uPVC double glazed window to side, French doors to rear aspect; wood effect flooring, built in under stairs storage space, ceiling light and power points.

**Side Hallway** with uPVC double glazed arched door to side, window to the rear aspect; carpeted floor, radiator, ceiling light and power points. Carpeted staircase up to first floor. Door to:

**Living Room** having uPVC double glazed bay window to side aspect; log burning stove set to tiled stand with brick surround, carpeted floor, radiator, TV point and ceiling light.

**Utility** having uPVC double glazed window to rear aspect and uPVC double glazed obscure stable door to side; tiled floor, radiator, ceiling lights. A good range of storage units to base and wall levels, 1 1/2 bowl sink drainer to roll edge wood effect worktop with space and connections for under counter washing machine. Door to:

**Shower Room** having uPVC double glazed obscure window to rear aspect; shower cubicle with tiled surround, low level WC, tiled floor and heated towel rail.

**Bedroom Four / Office (front)** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**First Floor - Gallery Landing** with uPVC double glazed window to rear aspect; carpeted floor, loft access hatch and ceiling light. Doors to first floor accommodation.

**Family Bathroom** having uPVC double glazed window to side aspect; P shaped panel bath with triton electric shower over; board surround, wash hand basin set to storage unit and low level WC. Wood effect flooring, built







in storage cupboard, radiator and ceiling spotlights. Airing Cupboard.

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

**Bedroom 1** with uPVC double glazed window to side aspect; built in full height wardrobe spaces with sliding doors, carpeted floor, radiator, ceiling light and power points.

**Bedroom 3** with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

## OUTSIDE

The property begins with a large front yard: laid to gravel with ample parking space and lean to covered storage. The gravel continues down the side to form a long driveway; and to the **Double Garage**; with light and power throughout; open to the rear **Workshop/Gym** with French doors to rear, and stairs up to first floor versatile entertaining area. A Timber **shed** stands behind, providing further storage space.

The side garden is laid to lawn, with a fledgling orchard alongside various mature shrubs and flowers set to beds and bordered. A paved patio set with space lead off the side, with path running to a further seating area; partially beneath a canopy. This space is a complete with a well-laid out growers' plot, with poly tunnel, potting shed and greenhouse.

To the rear is beautiful woodland, rich with a variety of mature established trees.

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

**ENERGY PERFORMANCE RATING: E**

Mains water, electric and drainage. Oil fired heating.

**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.

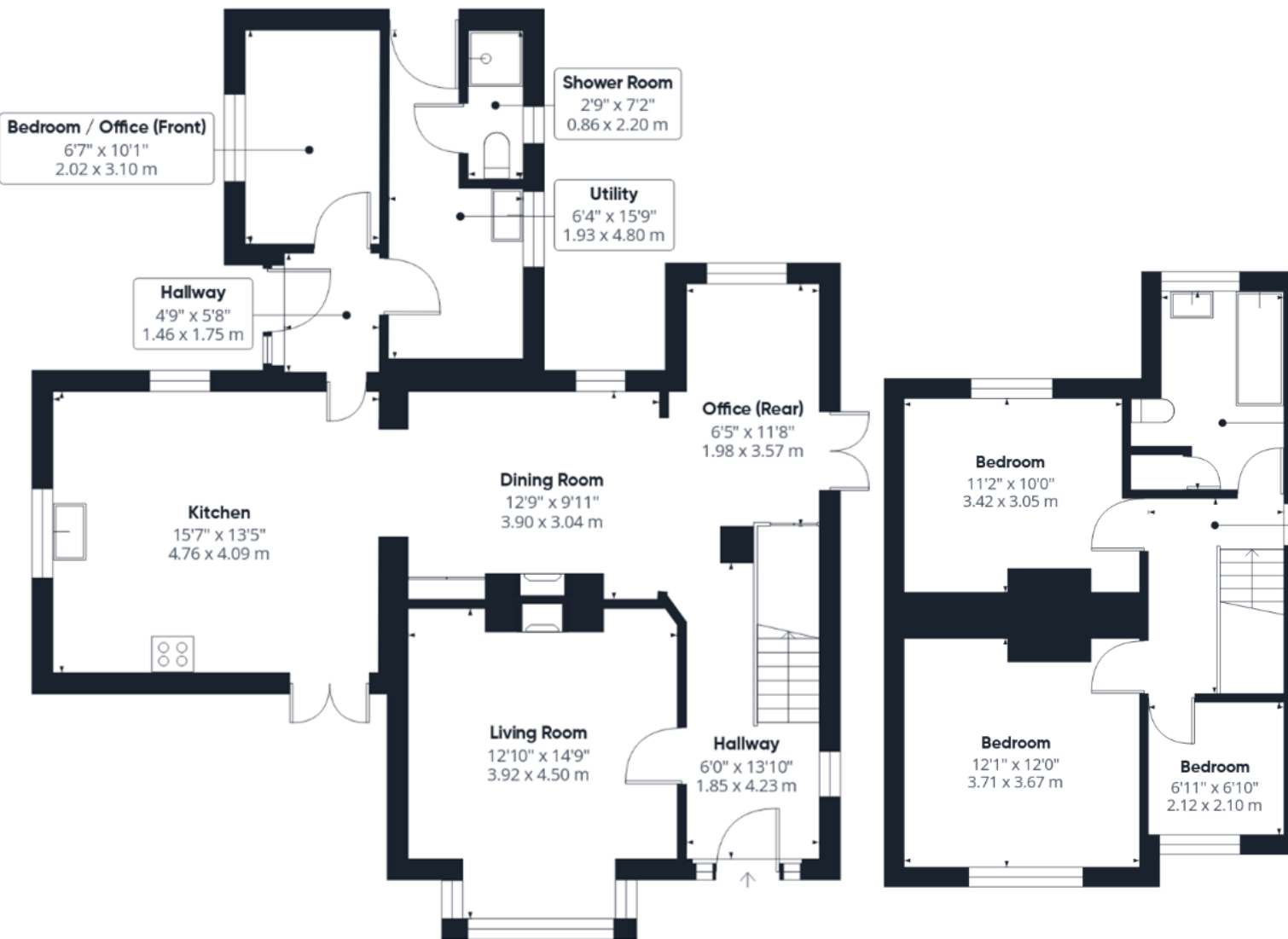
**VIEWING:** By arrangement with the agent's Horncastle Office  
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**Approximate total area<sup>(1)</sup>**

2326 ft<sup>2</sup>  
216.1 m<sup>2</sup>

**Reduced headroom**

180 ft<sup>2</sup>  
16.7 m<sup>2</sup>

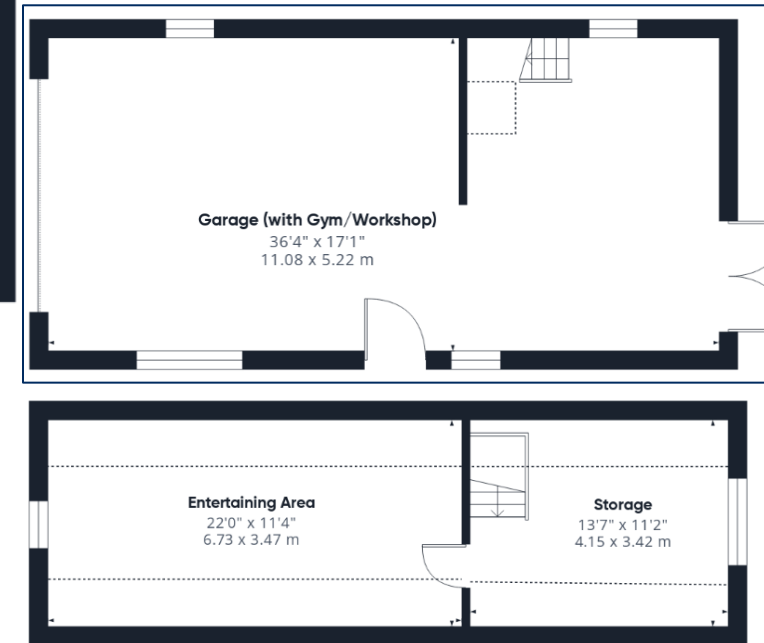
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**OUTBUILDING PLAN NOT TO SCALE WITH MAIN FLOORPLAN**



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