



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



4 Marie Walk
Spilsby, Lincolnshire. PE23 5LG

BELL



4 Marie Walk Spilsby

4 Marie Walk is an excellently presented, three-bedroom end-terrace property, with double garage and dedicated off road parking, set to the heart of Spilsby. Within convenient walking distance of the towns' services, schools, amenities and public transport links; the property enjoys a modern, open-plan living/dining/kitchen and rear conservatory, South-West facing, stepping out onto the private, secure garden.

ACCOMMODATION

Entrance Hallway with uPVC double glazed front entrance door with side panel alongside, oak flooring, radiator and ceiling light. Doors to wet room and to

Living Room having uPVC double glazed bow window to front aspect; electric fire style heater, wood flooring, radiator, TV point, ceiling light and power points. Open to:

Dining Kitchen having uPVC double glazed window to rear aspect; a good range of modern storage units to base and wall levels, 1 1/2 bowl sink and drainer to square edge worktop with space and connection for under counter washing machine, dryer; upright American style fridge-freezer, Lamona Range cooker beneath extractor canopy. Wood effect flooring, ceiling lights and power points. uPVC double glazed French doors to:

Conservatory having uPVC double glazed windows to side and rear, French doors to rear aspect; wood effect flooring, radiator, wall lights, TV point and power points.

Wet Room having Mira sport electric shower, wash hand basin with light up mirror over and low level WC. Wet room style flooring, tiles to wall, heated towel rail and ceiling light.

First Floor

Gallery Landing with carpeted floor, ceiling lights and power points. Built in cupboard housing the gas fired boiler. Doors to first floor accommodation.





Bathroom having uPVC double glazed obscure window to rear aspect; Heritage slipper style bath with column tap and shower attachment, pedestal wash hand basin and low level WC set to storage unit. Vinyl flooring, heated towel rail, tiles to walls, illuminated wall mirror and ceiling light.

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

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

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

OUTSIDE

The property is approached on foot through pedestrian gate in the low level front wall, and up path to the front door. The garden is laid to slate chippings with mature tree and border. The path continues around the side and to the child and pet friendly, secure rear garden: predominantly laid to lawn with paved path, gravelled borders.

A side gate leads to the off-road parking spaces (accessed from Post Office Lane) and **Double Garage** with up and over doors to front.



East Lindsey District Council – Tax band: B
ENERGY PERFORMANCE RATING: tbc

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 12.06.2025





FLOORPLAN TO BE ADDED

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