



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



50B Spilsby Road
Horncastle, Lincolnshire. LN9 6AW

BELL



50B Spilsby Road Horncastle

NO ONWARD CHAIN! 50B Spilsby Road is a modern, three-bedroom semi-detached family home; within convenient distance of the services & amenities found in Horncastle. Boasting a large living room, alongside dining kitchen, utility and cloakroom to the ground floor; three bedrooms and family bathroom complete the first.

The property enjoys parking space to the front, a gravelled area to the side and lawned rear garden.

ACCOMMODATION

Entrance Hallway with UPVC double glazed obscure front entrance door: carpeted staircase with hand rail, carpeted floor, radiator, ceiling light. Door to:

Living Room having uPVC double glazed windows to front and side aspect; built in under stairs storage space, radiators, electric heater to wall, TV point, ceiling lights and power points. Door to:

Breakfast Kitchen having uPVC double glazed window to side aspect; storage units to base and wall levels, 1 1/2 bowl sink and drainer to roll edge worktop, oven and four ring hob beneath extractor canopy. Vinyl flooring, radiator, ceiling light and power points. Door to:

Utility having uPVC double glazed obscure door to rear aspect; storage units to base and wall levels, roll edge worktop, space and connections to under counter washing machine. Vinyl flooring, wall mounted Worcester gas boiler and ceiling light. Door to:

Cloakroom with uPVC double glazed obscure window to rear aspect; pedestal wash hand basin, low level WC, vinyl flooring, ceiling light.





First Floor

Landing with carpeted floor, built in storage space, ceiling lights and power points. Doors to first floor accommodation.

Bedroom 1 having uPVC double glazed window to front aspect; built in over stairs storage space, radiator, ceiling light and power points.

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

Bathroom having uPVC double glazed obscure window to side aspect; panel bath with Triton electric shower, tiled to walls, pedestal wash hand basin and low level WC. Vinyl flooring, radiator and ceiling light.

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

OUTSIDE

The property is set with gravelled parking space to the front; having a mature bed to one corner and mixed fencing to front and sides. A personnel gate leads through to the side gravelled storage space, which leads through to a south-facing lawned garden enjoying mature borders, with a timber shed and paved patio seating.



East Lindsey District Council – Tax band: B

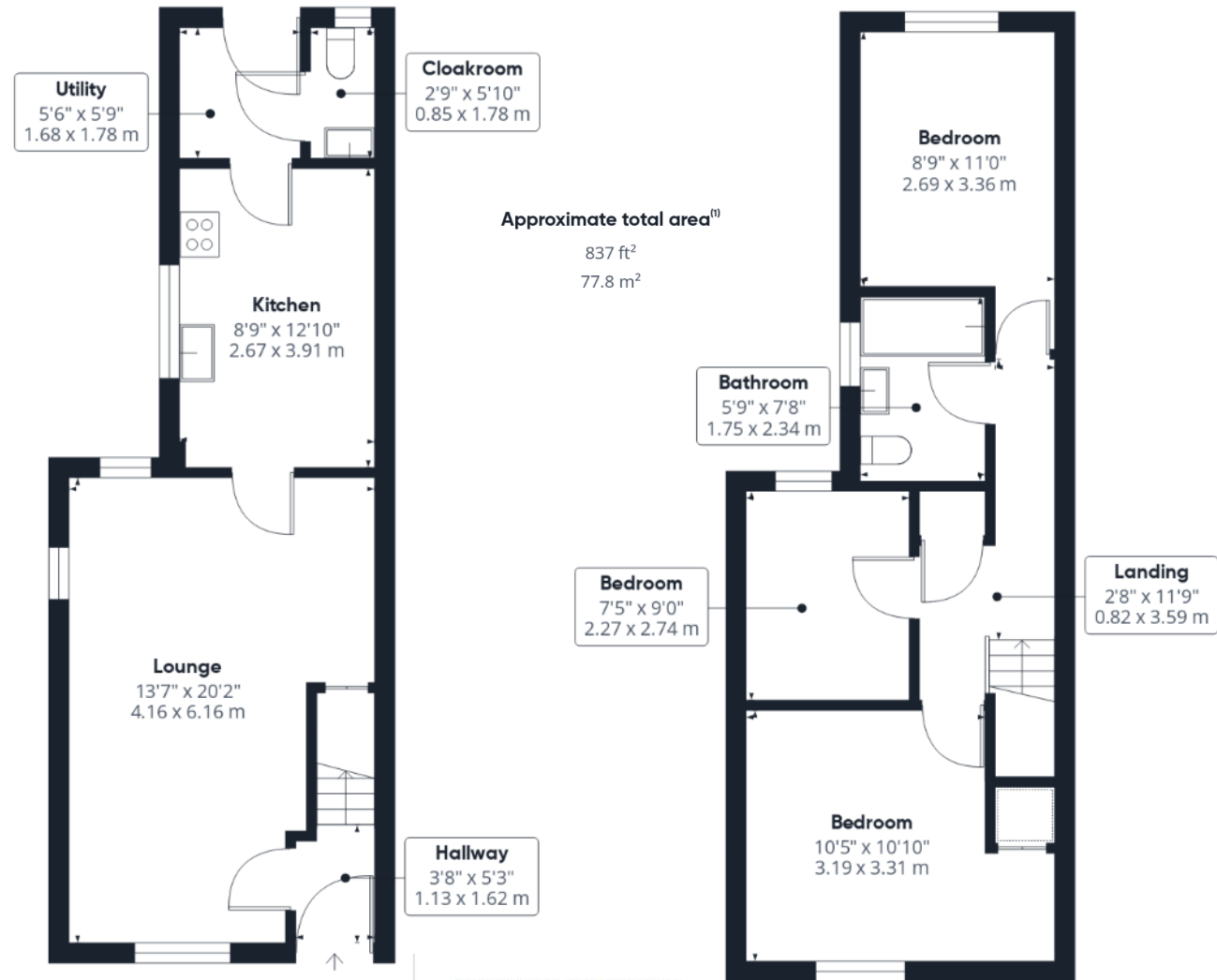
ENERGY PERFORMANCE RATING: tbc

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

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Brochure prepared 26.6.2025



(1) Excluding balconies and terraces

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

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