



Three High
Reynard Street, Spilsby, Lincolnshire, PE23 5JB

BELL



Three High, Reynard Street Spilsby

NO ONWARD CHAIN!

A spacious three-storey end town house, being part of an original coaching house, dating back to 1828 – now converted into 3 dwellings. With three double bedrooms, the property is situated in the heart of this well-served market town. Spilsby is just beyond the southern fringe of the Lincolnshire Wolds National Landscape; an area of superb rolling countryside, and convenient for the coastal resort town of Skegness and the Georgian market town of Horncastle. This area also offers a wealth of primary and secondary education including Grammar Schools.

ACCOMMODATION

Entrance lobby

Having a UPVC double glazed front entrance door, laminate effect floor and stairs to the first floor.

Lounge – 14'2" x 11'8"

With UPVC double glazed front bow and side windows, living flame gas fire in fireplace with a marble back and wooden surround, radiator, recessed understairs store, exposed ceiling beam, television point, modern consumer unit.

Dining kitchen – 14'2" x 7'6"

Equipped with a range of white wall and base units with underlighting, roll edged worksurface incorporating single drainer sink, splashback tiling, 'Cookmaster' oven range with a gas 7 ring hob with ovens below and Cooke and Lewis hood over, with brushed steel splashback. Appliance spaces incl. including washing machine, exposed ceiling beam, laminate effect floor and UPVC double glaze front window.





First floor landing

Being galleried with radiator and UPVC double glazed front window.

Bath-shower room – 14'4" x 6'2"

Stylishly refitted in 2024 with a white suite of bath and WC., sculptured wash hand basin with cupboards below, shower cubicle with direct shower, tiling to 2 walls, chrome ladder style towel rail, store cupboard, extractor fan, exposed ceiling beam, UPVC double glazed window, wall mounted gas fired combi boiler also installed in 2024.

Bedroom 1 – 14'2" x 9'1"

With dual aspect UPVC double glazed windows, radiator and exposed ceiling beam.

Second floor landing

With return stairs from the first floor, storage cupboard and access to the roof void.

Bedroom 2 – 12'4" x 11'6"/9'4"

With UPVC double glazed front dormer window, radiator, loft access, part sloping ceiling.

Bedroom 3 – 14'2" x 9'10"

With UPVC double glazed side window and radiator.

Exterior

The property is accessed off a private roadway which also serves the adjoining properties. There is a single car parking space in front of the property on the far side of the roadway.

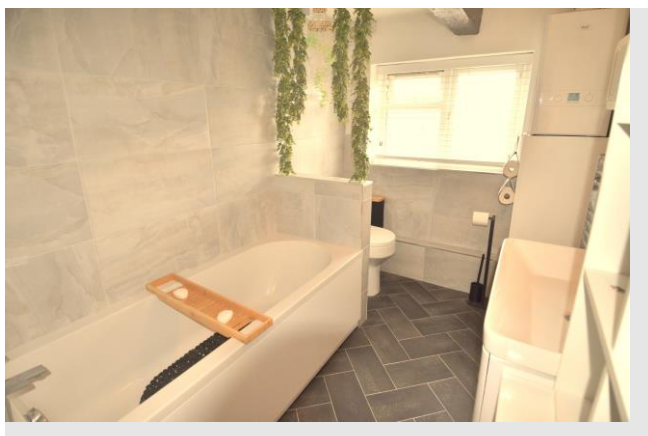
East Lindsey District Council – Tax band: B

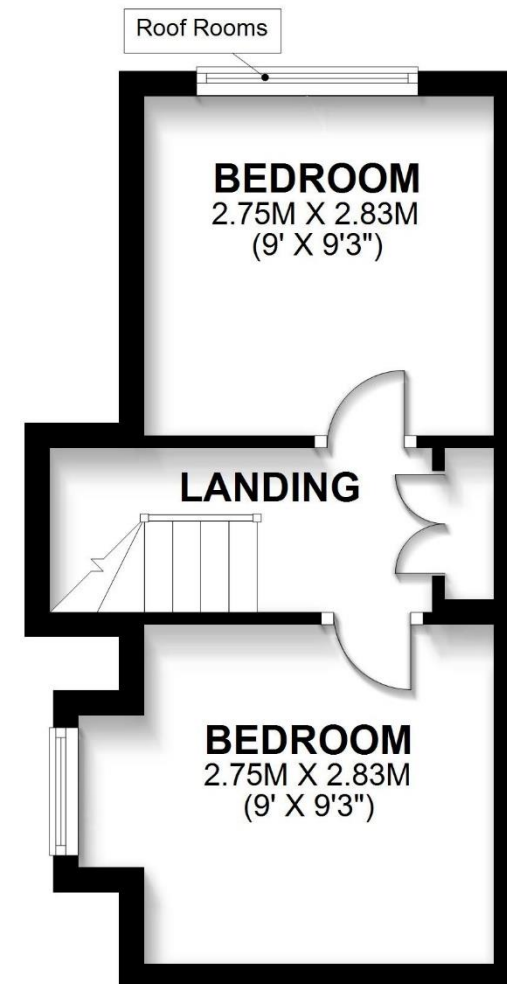
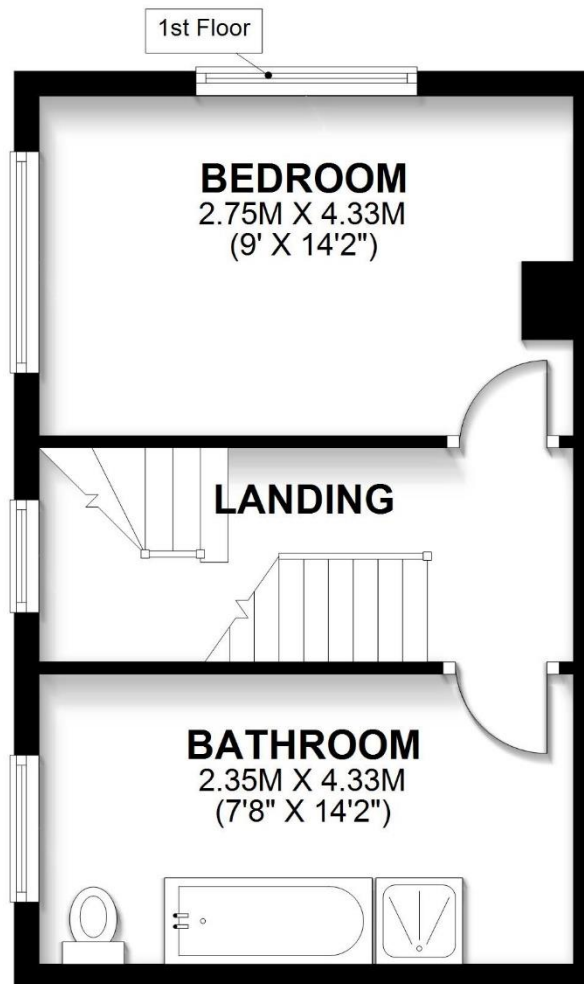
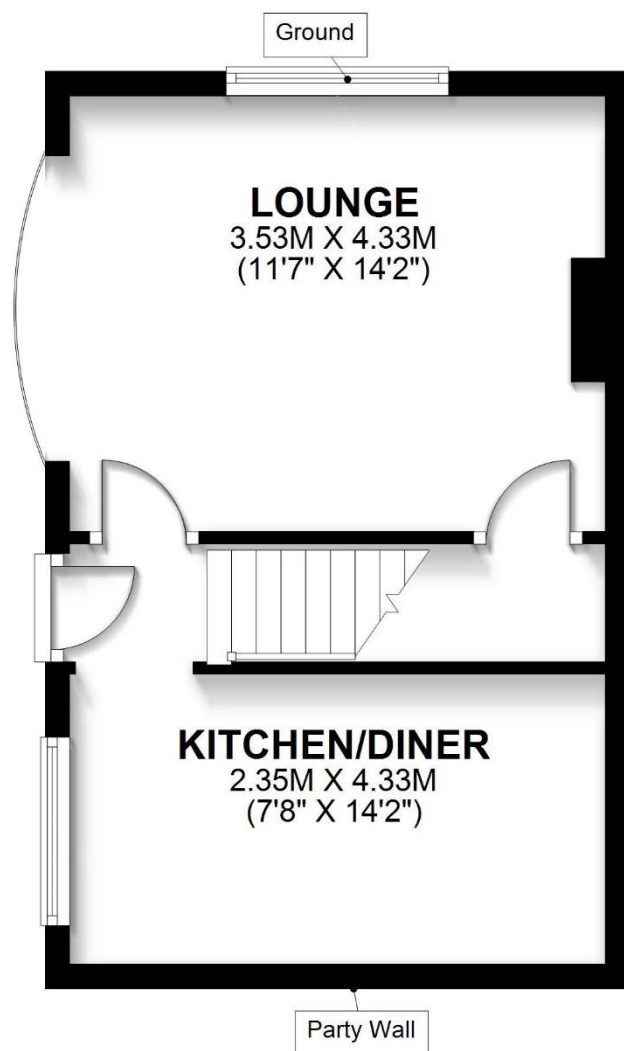
ENERGY PERFORMANCE RATING: D

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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Email: horncastle@robert-bell.org;
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Brochure prepared 25.07.2025





FLOOR PLAN

TOTAL AREA: APPROX. 82.7 SQ. METRES (890.5 SQ. FEET)

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