



58 Spilsby Road
Horncastle, Lincolnshire. LN9 6AW

BELL



58 Spilsby Road Horncastle

This is a three bedroom, bay fronted, semi-detached house, situated on the outskirts of the popular market town of Horncastle.

The property consists of two reception rooms, kitchen, garden room, cloakroom, three bedrooms and family bathroom with modern fitment. There is an enclosed south facing garden to the rear, driveway and garden to the frontage.

The property is conveniently located for the services, amenities and schools in Horncastle. Within short walking distance to the full range of schooling available in the town, including the well-regarded Queen Elizabeth Grammar School. Public transport links provide access to the coast, and the city of Lincoln.

ACCOMMODATION

Storm Porch over uPVC half glazed front entrance door-leading to:

Entrance Hall having staircase up to first floor, tiled floor, decorative wall panelling and coat rack. Doors to:

Lounge having bay window overlooking the front aspect; electric fire inset to tiled hearth, coving and picture rail.

Kitchen having fitted base and wall units with under cupboard lighting, square edged stone effect work surface with inset stainless-steel sink and drainer, fitted electric oven and hob, dishwasher, fridge freezer and space for additional appliance. Built in storage closet, tiled floor continuing from hall.





Cloakroom having low level WC and wash hand basin.

Dining Room having brick fireplace (not currently in use), space for dining table and chairs, Open plan double width doorway through to:

Garden Room with double doors out to the garden, polycarbonate roof and fan/ceiling light.

First Floor

Landing with doors leading to first floor accommodation.

Bedroom overlooking the front aspect.

Bedroom 2 overlooking the rear garden aspect.

Bedroom 3 overlooking the front garden aspect.

Bathroom having a modern suite comprising bath with shower over, low level WC and wash hand basin set to vanity unit. Tiles to walls and floor, full height heated towel rail and remote operated light fitting.

OUTSIDE

There is a large gravel driveway providing ample parking to the frontage. A secure gated pathway provides space for storage of wheelie bins and access to the rear.

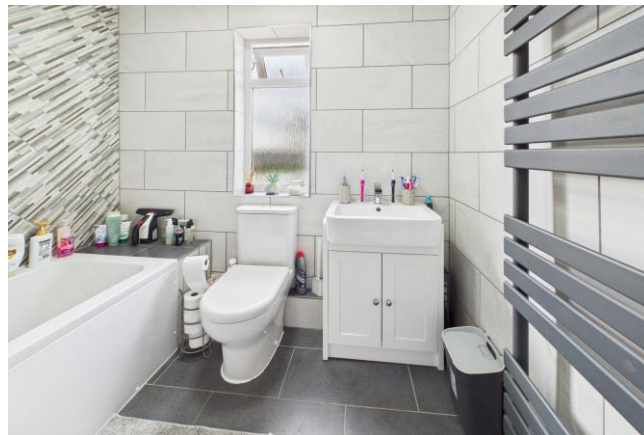
The rear garden is fully enclosed and provides a south facing aspect with a good size lawn and block paved patio with pergola having brick pillars. There is space for the siting of a garden shed.

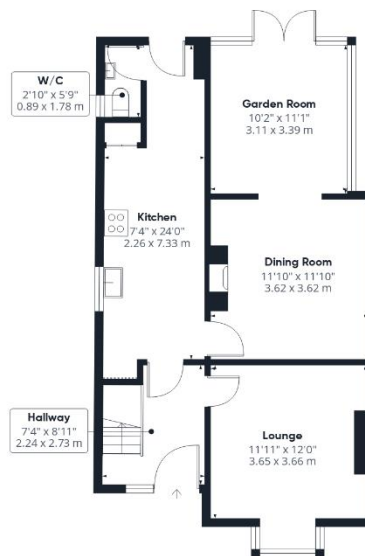
East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: D

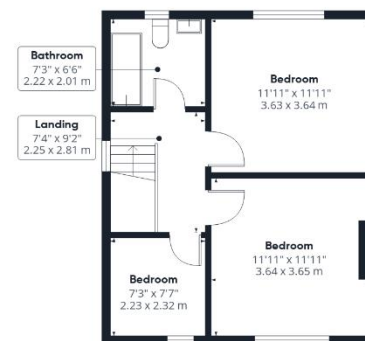
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1081 ft²
100.5 m²

Reduced headroom

1 ft²
0.1 m²

(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.

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DISCLAIMER

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