



24 Raithby Road
Hundleby, Spilsby. PE23 5NH

BELL



24 Raithby Road

Hundleby

NO ONWARD CHAIN! 24 Raithby Road is a substantial three-bedroom bungalow, modernised and extended in the last five years to provide excellent, versatile accommodation. Set with lawned gardens to the front and rear, the property enjoys flowing, central living space – with lounge, dining room, kitchen and garden room through the middle of the property. A snug/study/bedroom three, utility and wash room sit to one side, with two further bedrooms (one en suite) and family bathroom to the other.

The property is laid out with all-electric heating, including underfloor to the tiled areas, and is excellently presented.

Hundleby is a beautiful village, immediately West of the market town of Spilsby: with amenities including supermarkets, doctors' surgery and a range of local shops and cafes. There is also a primary and a secondary school while highly recommended grammar schools are linked via public transport links, in Boston, Skegness and Horncastle. The town's bus services also run to the historic, county city of Lincoln.

ACCOMMODATION

Entered to the front through uPVC double glazed obscure door to...

Hallway - with lights to ceiling, radiator, carpet, multiple power points. Loft access hatch, wood doors to accommodation including ...





Lounge - with uPVC double glazed bay window to front, light to ceiling. Electric 'log burner' to slate stand with oak overmantel. Carpet, multiple power points. Open archway to...

Dining Room - with uPVC double glazed window to side, light to ceiling. Carpet, radiator, multiple power points. Open to

Kitchen - with spot lights to ceiling and feature lights over worktop. 1 1/2 leisure sink and drainer set to square edge wood effect worktop. Built in Neff appliances include combination microwave, oven and warming drawer. Four ring induction hob beneath extractor canopy. Integrated fridge; good range of storage units to base and wall levels. Tiled flooring with underfloor heating, wood door to utility; open to...

Garden Room - with uPVC double glazed French doors and matching side panels to side and rear, skylight to ceiling. Spot lights to ceiling. Log burning stove to circular corner stand, tv point, multiple power points, carpet. Wood door to...

Bedroom Three / Study - uPVC double glazed window to rear, spot lights to ceiling. Radiator, carpet, multiple power points.

Utility - with uPVC double glazed obscure door to front, window to front. Spot lights to ceiling, sink and drainer to square edge wood effect worktop. Series of storage units to base level and full height end cupboard. Space and connections for under counter dishwasher, washing machine, dryer and freezer. Tiled flooring with underfloor heating. Wood door to...

Washroom - with spot lights to ceiling, tiling, plumbing for shower. Underfloor heating.

Master Bedroom - with uPVC double glazed window to rear, light to ceiling. Radiator, carpet, multiple power points, fitted wardrobes. Wood door to...





En Suite Shower Room - with spot lights to ceiling, low level W/C, pedestal sink. Walk in shower cubicle with tiled surround, tiled to walls and floor. Heated towel rail.

Family Bathroom - with uPVC double glazed obscure window to side, spot lights to ceiling. Low level W/C, heated towel rail, pedestal sink, bath, shower cubicle with tiled surround and alcove shelving. Tiled flooring, underfloor heating, wood door to cupboard housing water cylinder.

Bedroom Two - with uPVC double glazed window to front, light to ceiling. Radiator, carpet, multiple power points.

OUTSIDE

The front garden is laid to lawn, with mature border to the side, and low-level brick wall with fence over to the front. A paved patio is set across the front, enjoying a westerly aspect; while the chipped driveway provides two-abreast parking for multiple vehicles. Paths down each side are secured to ensure a child and pet friendly rear garden.

The rear garden is predominantly laid to lawn with patio seating off the garden room, mature borders and chipped storage space. Complete with a timber framed log store and a garden shed, the rear faces the rising sun.



East Lindsey District Council – Tax band: C

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

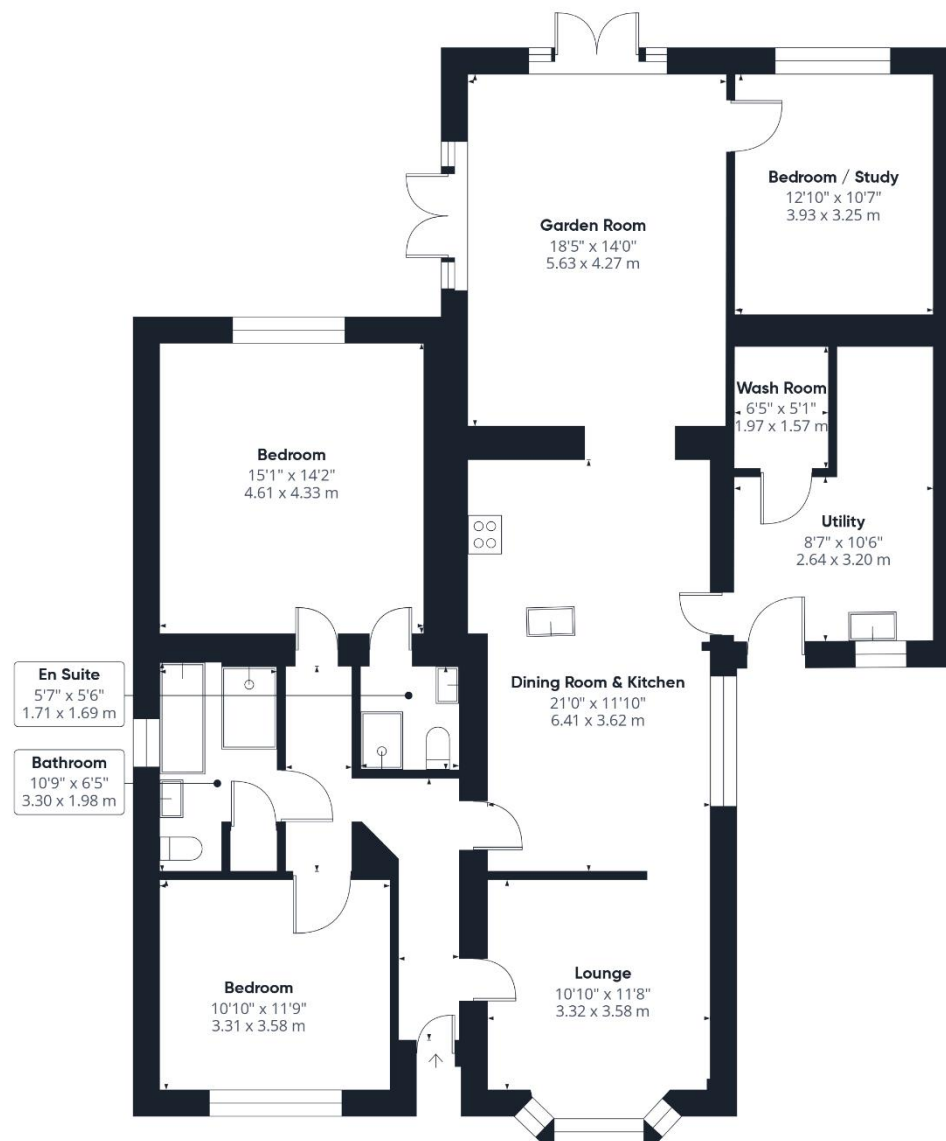
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Approximate total area^m

1510 ft²

140.4 m²

(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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