



# CHOICE PROPERTIES

## *Estate Agents*

Welham House, 4 Hundleby Road,  
Spilsby, PE23 5LP

Price £600,000



It is a pleasure for Choice Properties to bring to the market this most spacious and impressive detached property, formerly used as a 15 bedroom care home, located in the sought after town of Spilsby. With ample living space, 15 bedrooms, two kitchen spaces and four bathrooms, the property provides an exciting potential for any prospective buyers to convert back into a grand residential property or take on another commercial venture. We certainly recommend viewing this superb property at your earliest convenience.

With the added benefit of gas central heating and uPVC double glazing throughout, this most spacious internal accommodation comprises:

**Entrance Hall**

8'8" x 23'11"

Staircase to first floor landing. Radiator.

**Reception Room**

17'3" x 26'4"

Large bay window to the front elevation, electric feature fireplace set in feature surround with wooden mantle, radiator.

**Conservatory**

12'10" x 15'11"

With glass roof and uPVC patio door.

**Living Room**

17'1" x 14'8"

Large bay window to the front elevation, feature fireplace surround with wooden mantle, radiator.

**Basement**

8'6" x 27'4"

**Kitchen**

13'5" x 12'7"

Fitted with a range of wall and base units with work surfaces over, stainless steel sink units and mixer taps, space for large range style cooker and large extractor unit above.

**Utility**

8'9" x 6'10"

Fitted with wall and base units with work surfaces over and 1.5 bowl stainless steel sink unit and drainer with mixer tap.

**Store**

6'11" x 6'10"

Radiator.

**Second Kitchen/Utility**

13'0" x 7'10"

Fitted with wall and base units with work surfaces over, two stainless steel sink units and taps over, tiled walls. Two storage cupboards.

**Office**

Radiator.

**WC**

4'0" x 4'5"

Fitted with wc and hand wash basin. Radiator.

**WC**

8'1" x 2'8"

Fitted with wc and hand wash basin. Part tiled walls. Radiator.

**Bathroom**

11'6" x 7'3"

Fitted with dual flush wc, hand wash basin and wall mounted mains fed shower. Tall column radiator. Storage cupboard.

**Bedroom 1**

9'3" x 12'1"

With hand wash basin. Radiator.

**Bedroom 2**

9'2" x 12'0"

With hand wash basin. Radiator.

**Bedroom 3**

9'1" x 11'1"

With hand wash basin. Radiator.

**Bedroom 4**

11'10" x 8'11"

With hand wash basin. Radiator.

**First Floor Landing**

Loft access. Doors to:

**Bedroom 5**

13'3" x 11'8"

With hand wash basin. Radiator.

**Bedroom 6**

13'3" x 9'8"

With hand wash basin. Radiator.

**Bedroom 7**

11'11" x 13'8"

With hand wash basin. Radiator.

**Bedroom 8**

11'9" x 8'10"

With hand wash basin. Radiator.

**Bedroom 9**

12'0" x 8'7"

With hand wash basin. Radiator.

**Bedroom 10**

12'4" x 8'10"

With hand wash basin. Radiator.

**Bedroom 11**

12'4" x 8'10"

With hand wash basin. Radiator.

**Bedroom 12**

13'5" x 11'9"

With hand wash basin. Radiator.

**Bedroom 13**

17'0" x 18'6"

Spacious double bedroom with large bay window to the front elevation. Radiator. Hand wash basin. Small kitchen area comprising wall and base units with work surfaces over, stainless steel sink unit and drainer, cooker point.

**Bedroom 14**

11'1" x 10'11"

With hand wash basin. Radiator.

**Bedroom 15**

14'9" x 18'3"

Spacious double bedroom with large bay window to the front elevation. Radiator. Hand wash basin. Small kitchen area comprising base units with work surfaces over, stainless steel sink unit and drainer, cooker point.

**Shower Room**

4'5" x 10'8"

Fitted with three piece suite comprising shower enclosure with electric shower, hand wash basin and dual flush wc. Tiled walls. Radiator.

**Bathroom**

6'11" x 6'9"

Fitted with three piece suite comprising panelled bath tub with taps over, hand wash basin and wc. Tiled walls. Radiator.

**Bathroom**

5'5" x 8'7"

Fitted with four piece suite comprising shower enclosure with electric shower, panelled bath tub with taps over, hand wash basin and wc. Tiled walls. Storage cupboard. Radiator.

**Driveway**

Gravelled horseshoe driveway, with timber gates at each entrance/exit, to the front of the property providing ample off road parking.

**Garden**

The property is fronted by a garden area laid to lawn and an array of plants, shrubs and trees. To the rear of the property is a generously sized garden with hedging to the boundaries, which is also laid to lawn for ease of maintenance.

**Tenure**

Freehold.

**Council Tax**

Council Tax Band to be confirmed as the property is still classed as commercial.

**Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

**Opening Hours**

Monday to Friday 9am - 5pm

Saturday 9am - 3pm

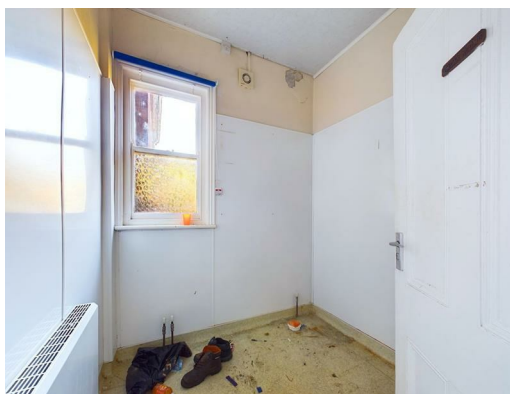
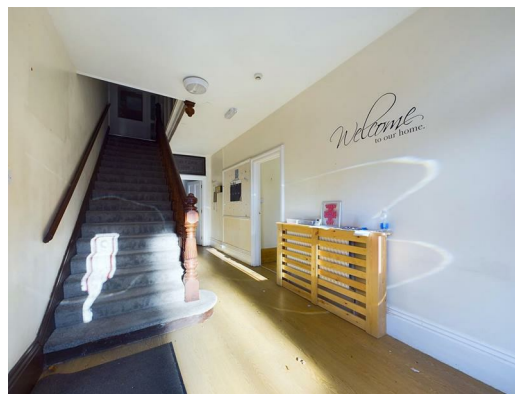
**Making an Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

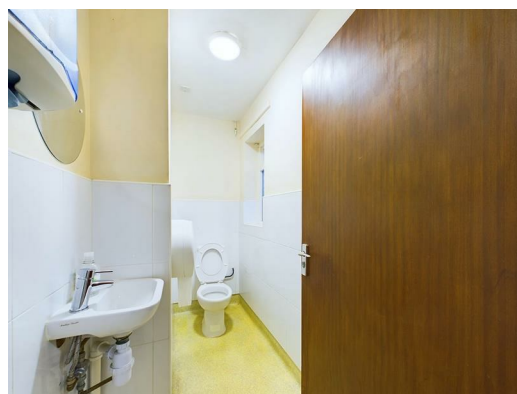
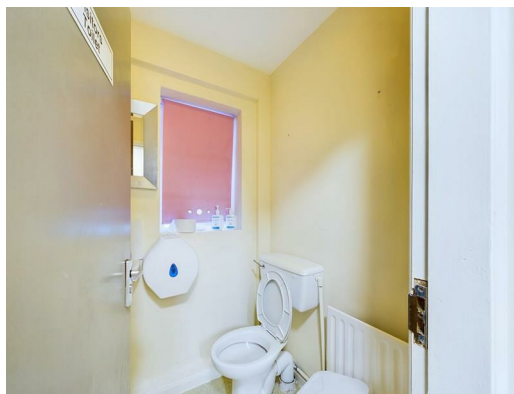
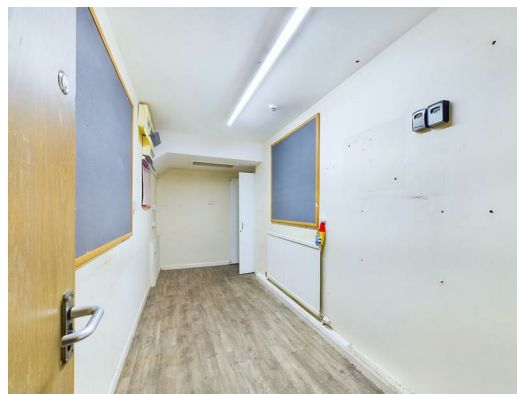
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



















● Call Us To View On 01507 462277 ●







Floor -1



Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
4945.46 ft<sup>2</sup>  
Reduced headroom  
13.38 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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# Directions

Please use Postcode PE23 5LP for directions to this property. When turning onto Hundleby Road from the A16, the property will be on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

