

Buy. Sell. Rent. Let.



4 Halifax Road, Spilsby, PE23 5GE



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Offers over £250,000

When it comes to
property it must be


lovelle



Offers over £250,000



Key Features

- Detached House
- Four Bedrooms
- Lounge and Seperate Dining Room
- Master Bedroom with Ensuite
- Utility Room and Downstairs WC
- Driveway and Garage
- EPC rating C
- Tenure: Freehold





A pleasant tucked-away position on the edge of the development, overlooking trees to the front aspect and situated on a private no-through road with very little passing traffic serving only a handful of properties. This detached four bedroom family home offers well-balanced accommodation comprising a lounge, separate dining room, utility room, downstairs WC, family bathroom and an en-suite to the principal bedroom. It further benefits include a garage and a quiet, private setting. Spilsby is a well served Market Town with various shops, vets, supermarkets, bus services etc. Located on the edge of the Wolds and areas of Outstanding Natural Beauty but also only a short drive to the beautiful sandy beaches of the Lincolnshire coast!

Entrance Hall

Entered via a composite front door with double glazed panels, understairs cupboard, telephone point, vinyl flooring (newly fitted April 2026) central heating radiator, stairs to the first floor, doors to;

Living Room

4.66m x 3.22m (15'4" x 10'7")

With two central heating radiators, UPVC double glazed patio doors to the rear garden, UPVC glazed window, two TV points, coving to ceiling and telephone point, open arch to;

Dining Room

3.24m x 2.66m (10'7" x 8'8")

With feature bay UPVC double glazed window to the front aspect, coving to the ceiling, central heating radiator and door to hall.

Breakfast Kitchen

4.22m x 2.49m (13'10" x 8'2")

Fitted with a range of base and wall cupboards with a return laminate worktop over, stainless single sink unit with mixer tap, ceramic tiling to splashback over, Zanussi built in electric oven and integrated gas hob with extractor hob over, space and plumbing for dishwasher, space for fridge freezer, central heating radiator, fitted breakfast bar, UPVC double glazed windows to the front and side aspects, tiled floor, coving to ceiling and spotlights, door to;

Utility Room

With laminate worktop with cupboard under, plumbing for washing machine, space for tumble dryer, tiling to splashback area, ceramic tiled floor, Worcester central heating boiler, fitted 2024 central heating radiator and door leading to the rear, garden and door to;

WC

With low level WC, pedestal wash hand basin, tiled floor, central heating radiator and extractor fan.

First Floor Landing

With central heating radiator, airing cupboard housing the hot water cylinder and shelving. Access to part boarded loft, doors to;

Master Bedroom

3.76m x 2.74m (12'4" x 9'0")

With built-in double wardrobe, UPVC double glazed window to the front aspect, central heating radiator, TV point with Sky TV, coving to ceiling and telephone point, door to;

Ensuite Shower Room

With white suite comprising low level WC, built in vanity unit with hand basin, shaver point, shower cubicle with mains fed shower, ladder style radiator, UPVC double glazed window and spotlights, extractor fan, newly fitted vinyl flooring (fitted April 2026)

Bedroom Two

3.07m x 2.51m (10'1" x 8'2")

With UPVC double glazed window to the front aspect, central heating radiator, built in double wardrobe, TV point, coving to the ceiling, telephone point.

Family Bathroom

With panelled bath, low level WC, pedestal wash hand basin, tiling to splashback area, shaver point, ladder style radiator, UPVC double glazed window to the rear aspect, spotlights, newly fitted vinyl flooring (April 2026).

Bedroom Three

2.79m x 2.26m (9'2" x 7'5")

With central heating radiator, UPVC double glazed window to the rear aspect, coving to ceiling and TV point.

Bedroom Four

2.69m x 2.13m (8'10" x 7'0")

With TV point, central heating radiator, coving to ceiling and UPVC double glazed window to the rear aspect.

Outside

To the front of the property there is a pleasant, decked seating area. The rear is enclosed by fenced and walled with lawn and patio area and borders stocked with plants and shrubs, there is security lighting and storage shed. To the side there is a driveway leading to the;

Garage

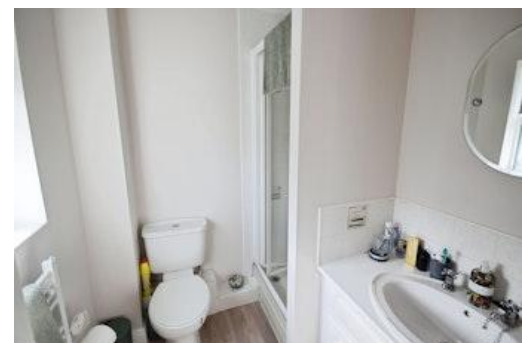
Situated at the side of the rear garden with up and over door, light and power.

Services

The property has gas heating, mains water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Spilsby is a well served Market Town with various shops, doctors, vets, supermarkets, bus services etc. Located on the edge of the Wolds and areas of Outstanding Natural Beauty but also only a short drive to the beautiful sandy beaches of the Lincolnshire coast!





Directions

From Skegness take the A158 Burgh Road out of town. At the roundabout go straight on to the Burgh By-pass to Gunby roundabout. Take the left exit towards Spilsby and Lincoln. You will go through the village of Candlesby, continue until you get to Partney roundabout and turn left signposted Spilsby and Boston. Continue along and you will see the signpost, take the left hand turn for Spilsby, continue through the town, past the market square on the left. Continue out of town on Halton Road. Take a turn on the right onto Lady Jane Franklin Drive and then left onto Woodland View. Follow this road until you come to a left hand turn for Halifax Road and the property will be found on the left marked by our for sale board.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/PGV1mvbHphTj9SuX7fAudX/view>

Material Information Data

Tenure: Freehold

Council tax band: C

EPC rating: C

Detached house, standard brick and block construction

Accessibility adaptations: None

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating, installed 14th Feb 2024

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 ok, Vodafone ok, Three ok, EE good

Parking: Garage and Private

Not a listed building

Not in a conservation area

No tree preservation order

No environmental risks recorded

No specialist issues recorded

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

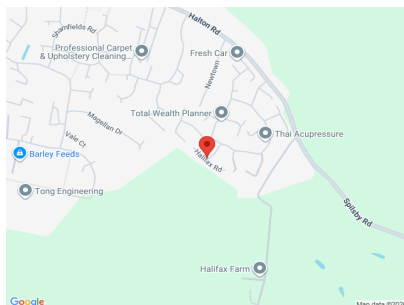
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

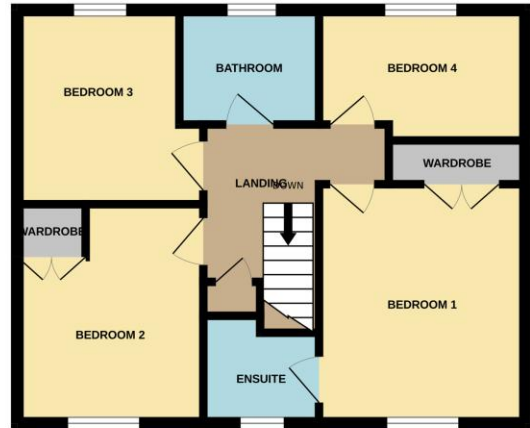


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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When it comes to **property**
it must be


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