



15 Queen Street, Spilsby, PE23 5JE



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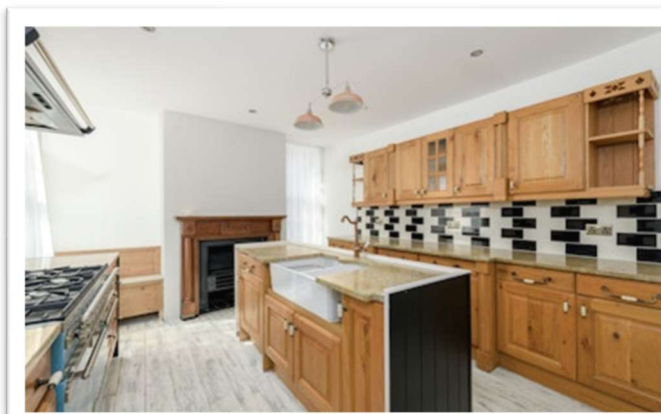
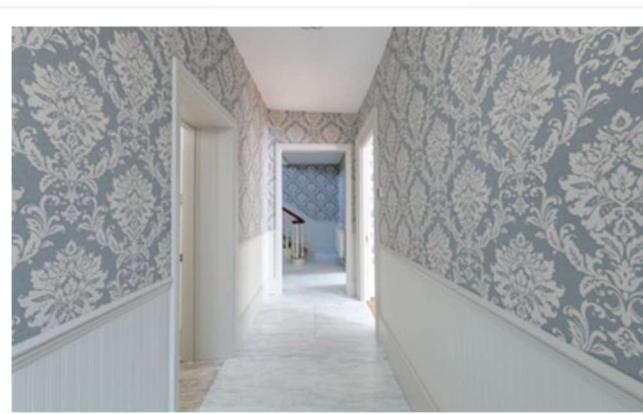
Freehold

Offers over £200,000



## Key Features

- Semi-detached three storey house
- Four bedrooms
- Lounge & dining room
- Breakfast kitchen & conservatory
- Two en-suites & bathroom
- Over 2,200 square feet of accommodation
- Enclosed rear courtyard
- Full of character
- EPC rating D





This elegant late Georgian semi-detached residence is nestled in the historic and well-served market town of Spilsby. Sympathetically modernised and tastefully redecorated in recent years, the property blends period character with contemporary comforts, offering spacious accommodation arranged over three floors and has over 2,200 square feet of living accommodation.

The home features a wealth of original charm, including beautiful wood flooring throughout and bathrooms fitted with classic Victorian-style suites. The ground floor comprises an inviting entrance hall, a cosy lounge with a wood-burning stove, a stylish breakfast kitchen, a spacious central hallway with an elegant staircase, a formal dining room, and a bright conservatory opening to the rear.

On the first floor, a unique landing leads to the master bedroom with en-suite, two additional bedrooms, and a family bathroom with a separate shower. The second floor offers a striking large bedroom with exposed beams and its own en-suite area, perfect as a guest suite.

Externally, the property enjoys an enclosed rear courtyard, ideal for private outdoor dining or relaxing.

Conveniently located, Spilsby offers a wide range of amenities, including both primary and secondary schools, and boasts excellent transport links to nearby towns such as Horncastle, Boston, Skegness and Louth.

#### ACCOMMODATION

Part glazed side entrance door with fanlight above through to the:

#### ENTRANCE HALL

Having wood flooring with a tiled threshold and floor hatch to a cellar and wood panelling to dado height.

#### LOUNGE

5.2m x 4.12m (17'1" x 13'6")

Having sash window & part glazed door with side screen & fanlight above to front elevation, radiator, wood flooring and tiled fireplace recess with inset wood burner.

#### BREAKFAST KITCHEN

4.95m x 3.65m (16'2" x 12'0")

Having sash windows to front & side elevations, inset ceiling spotlights, radiator, wood flooring, fitted seat to one alcove and feature fireplace with cast iron insert. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: work surface with inset Rangemaster cooker, cupboards & drawers under, cooker hood over. Further work surface with cupboards & drawers under, cupboards, glazed display unit & open-ended shelving over. Further work surface forming island unit with inset belfast style sink & mixer tap, cupboards & drawers under.







#### INNER HALL

4.19m x 3.48m (13'8" x 11'5")

Having wood panelling to dado height, radiator, wood flooring, built-in cupboard and staircase rising to first floor.



#### DINING ROOM

4.12m x 3.43m (13'6" x 11'4")

Having sash window to front elevation, radiator, wood flooring and fireplace with cast iron & tiled insert and decorative surround.

#### CONSERVATORY

2.68m x 1.53m (8'10" x 5'0")

Having window & part glazed door to rear elevation, further window to side elevation, polycarbonate roof and tiled floor.

#### FIRST FLOOR LANDING

Having sash window to rear elevation, radiator, wood panelling to dado height, wood flooring and door to staircase rising to second floor.



### MASTER BEDROOM

5.51m x 3.75m (18'1" x 12'4")

Having two windows to front elevation, radiator, wood flooring and cast iron fireplace.

### EN-SUITE

Having window to side elevation, radiator incorporating heated towel rail, tiled floor, wood panelling to dado height, walk-in shower enclosure with mixer shower fitting, high level WC and pedestal hand basin.

### BEDROOM TWO

3.58m x 3.18m (11'8" x 10'5")

Having window to front elevation, radiator, wood flooring, cast iron fireplace, access to roof space and cupboard housing gas fired boiler providing for both domestic hot water & heating.



### BEDROOM THREE

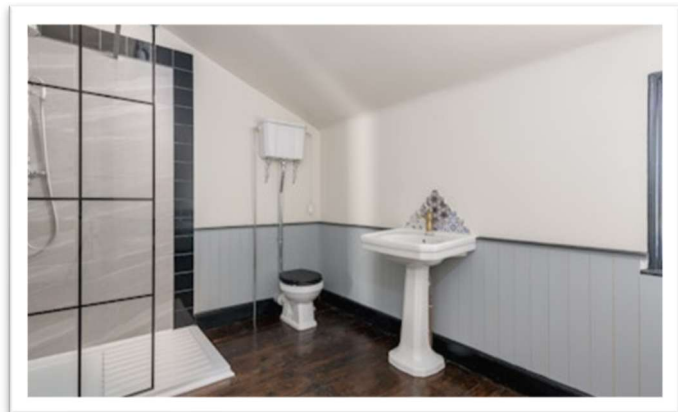
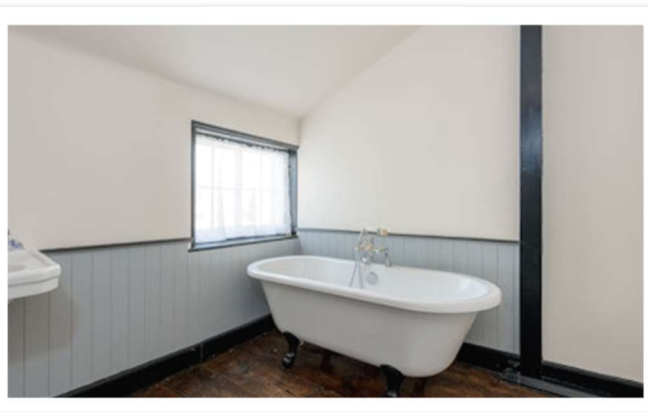
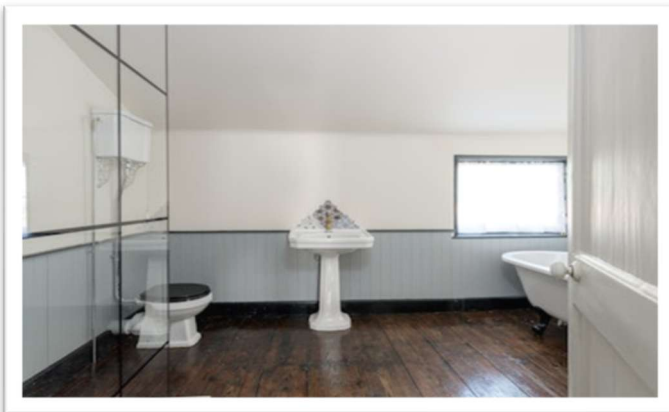
3.69m x 2.87m (12'1" x 9'5")

Having window to front elevation, radiator, wood flooring and cast iron fireplace.

### BATHROOM

3.76m x 2.7m (12'4" x 8'11")

Having window to rear elevation, heated towel rail, wood panelling to dado height and wood flooring. Fitted with a suite comprising: freestanding roll-top bath with central mixer tap, fully tiled walk-in shower enclosure with mixer shower fitting, high level WC and pedestal hand basin.

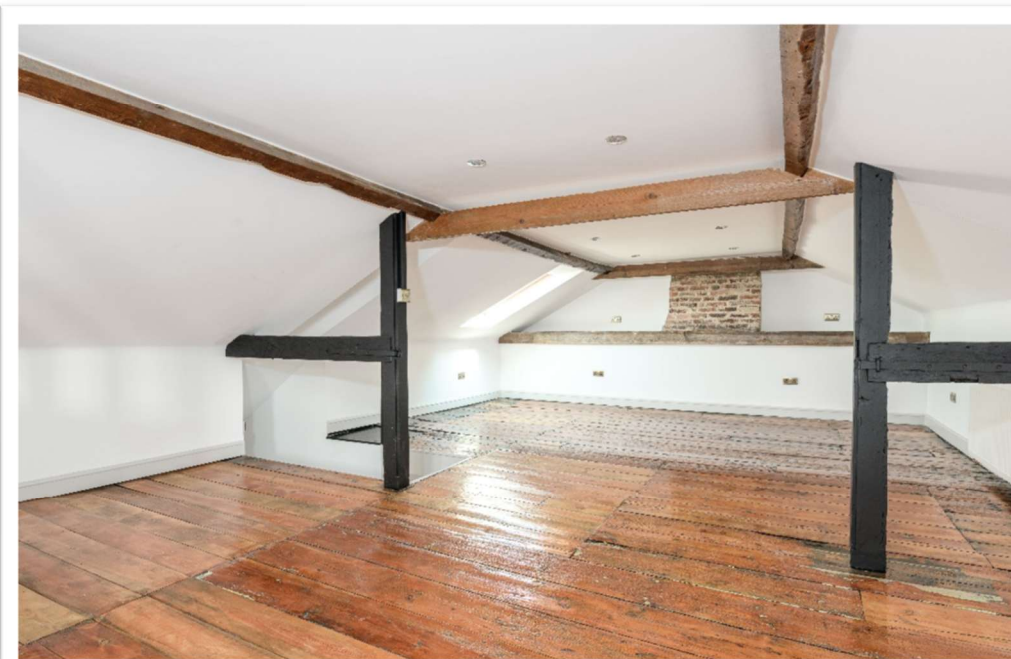


## SECOND FLOOR BEDROOM WITH EN-SUITE

8.04m x 4.94m (26'5" x 16'2")

Having two roof windows, window to side, feature beams, inset ceiling spotlights and wood flooring. Opening to an en-suite area which has a part tiled floor, heated towel rail, WC with concealed cistern, wall mounted hand basin and a freestanding roll-top bath with central mixer tap.

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### EXTERIOR

To the rear of the property there is courtyard area which is enclosed and has a rear entrance gate.

### SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the current council tax is band B.

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

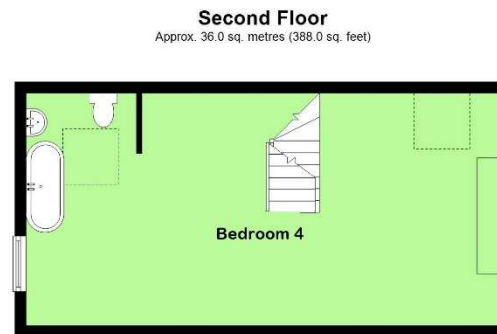
### AGENT'S NOTES

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## Floorplan



Total area: approx. 205.8 sq. metres (2214.9 sq. feet)



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