Buy. Sell. Rent. Let.

12 Boston Road, Spilsby, PE23 5HD

3 1 1

£157,000

When it comes to property it must be lovelle

£157,000

3 1 1

Key Features

- Immaculate Three Bedroom Home Available with No Onward Chain
- Allocated Car Parking To Rear of The Garden
- Lounge & Kitchen-Diner (Re-fitted 2022)
- Downstairs WC and Upgraded Family Bathroom
- Arranged Over Three Floors, Generous Bedrooms
- Gas Central Heating (New Boiler 2019) and Double Glazing
- EPC rating C
- Tenure: Freehold

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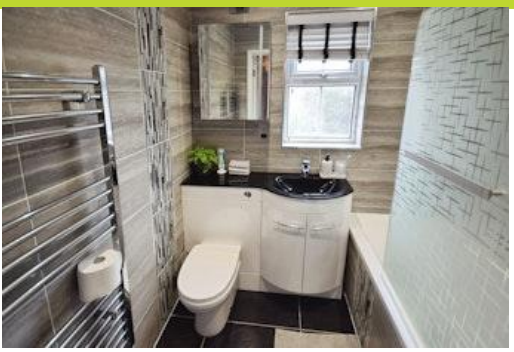
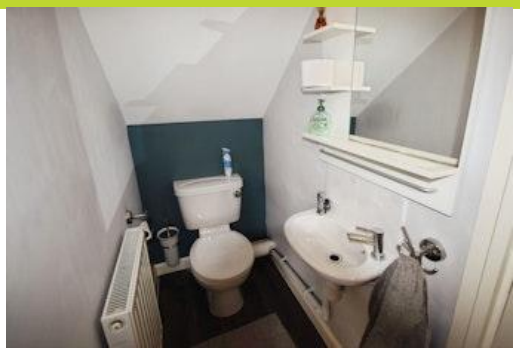



This semi-detached house presents a well-proportioned and immaculate home arranged thoughtfully over three floors. Offering three generous bedrooms, it is suited for a wide range of buyers seeking a comfortable and contemporary living environment. The residence is available with no onward chain, providing a smooth transition for potential purchasers. On the ground floor, the inviting lounge creates an ideal setting for relaxation or entertaining. The kitchen-diner is designed to facilitate modern living, making it well-suited for daily family life and informal dining. For convenience, a downstairs WC is provided, complementing the upgraded family bathroom located on the first floor. Efficiency and comfort are assured with features such as gas central heating and double glazing throughout. The property benefits from allocated car parking to the rear of the garden, offering additional accessibility and peace of mind for residents and visitors alike. Attention to detail is evident throughout, resulting in a home that is both attractive and functional. The property is situated close to local shops and amenities, meeting day-to-day requirements with ease. All bedrooms benefit from the generous proportions afforded by the three-storey design, supporting flexible living arrangements. Located in the historic market town of Spilsby, this property is positioned on the edge of the Lincolnshire Wolds, recognised as an Area of Outstanding Natural Beauty. Residents enjoy convenient access to a range of local amenities and community facilities. The coastal attractions, including golden sandy beaches, are situated within ten miles, providing ample opportunity for leisure and exploration. Spilsby combines a tranquil residential setting with connectivity to the wider region and the distinctive natural landscapes of Lincolnshire.

Hall
Entered via composite front door with laminate flooring, stairs to the first floor, radiator, door to;

Lounge
5.49m x 3.12m (18'0" x 10'2")
With UPVC window to the front aspect, radiator, laminate flooring, door to;

Kitchen-Diner
4.11m x 3.2m (13'6" x 10'6")
Re-fitted in 2022 with modern base and wall cupboards, work surfaces, inset stainless steel sink, integrated induction electric oven and hob with extractor over, integrated fridge-freezer, gas central heating combi boiler (fitted 2019), space for washing machine, radiator, UPVC window and door to the rear garden, door to;

WC
With low level wc, wash hand basin, laminate flooring, radiator, extractor fan.

Landing
UPVC window to the side aspect, radiator, stairs to second floor, doors to;

Bedroom Two
4.83m x 4.14m (15'10" x 13'7")
Good size L-shaped room (max dimensions). With two UPVC windows, two radiators, laminate flooring.

Bedroom Three
3.89m x 2.18m (12'10" x 7'2")
With UPVC window to the front aspect, radiator, laminate flooring.

Bathroom
1.97m x 1.89m (6'6" x 6'2")
Having bath with mains fed shower over with waterfall and directional heads, shower screen, back to wall ec, wash hand basin inset to vanity unit, tiled walls and floor, recessed spotlights, ladder style radiator, UPVC window to the front aspect.

Second Floor Landing
With radiator, Velux roof window, door to;

Bedroom One
5.66m x 3.4m (18'7" x 11'2")
(Max dimensions, sloping ceilings, some restricted headroom). With four Velux windows with fitted blinds, two radiators, recessed cupboards.

Outside
To the front is a small paved and gravelled garden. Gated access to the side leads to paved garden to the rear with storage shed. Enclosed with gated access to allocated car parking directly behind the garden.

Services
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
Great Market Town with good amenities including doctors, vets, schools, supermarket, various shops, bus services. Located on the edge of the Lincolnshire Wolds an Area of Outstanding Natural Beauty but also only 10 miles to the sandy coastline!

Directions
From Skegness take the A158 out of town and at Gunby roundabout take the A16 Spilsby/Lincoln exit. At Partney roundabout turn left continuing on A16 and then take the left hand turning into Spilsby. Turn right at the Church and the house can be found on the right-hand side.

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/4kb86yxLcKpfCNWxv2wpcn/view

Material Information Data

Tenure: Freehold
Council tax band: B
EPC rating: C
Semi-detached house, standard brick and block construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Loft: insulated and unboarded, accessed Via ladder
Outside areas: Front garden and Rear garden
No spray foam insulation
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE great
Parking: Driveway, Private, and Off Street
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded
Onward chain: no

Title Register Information

The owner is not allowed to sell or transfer the property without getting a certificate from De Montfort Housing Society Limited. This is a routine check to ensure the new owner agrees to the lease terms.
The lease contains specific rules that must be followed before the property can be handed over to a new owner.

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

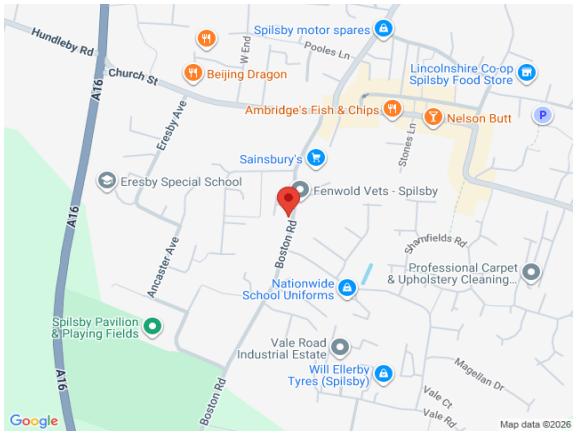
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

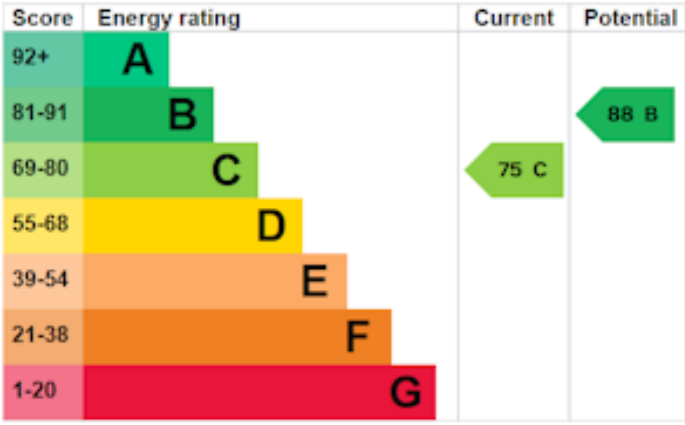
Agent's Notes

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.

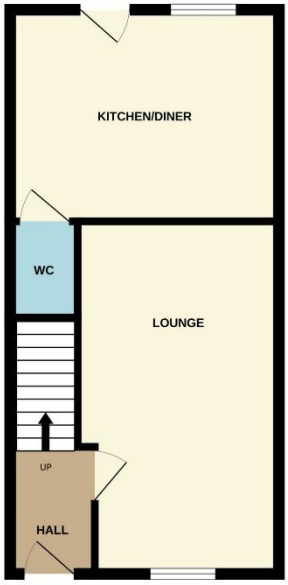
Anti Money Laundering Regulations

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.

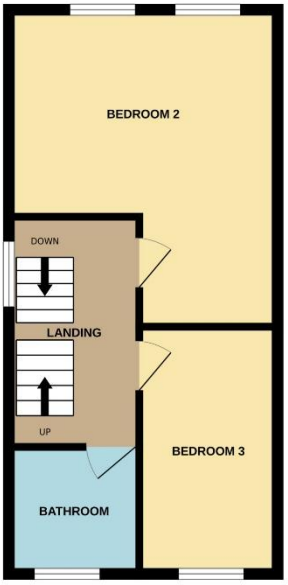




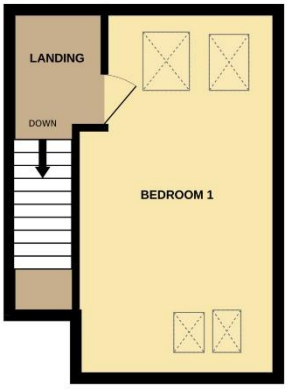
GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
244 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 sq.m.) approx.

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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The Property Ombudsman