

Buy. Sell. Rent. Let.



Old Market Avenue, Spilsby, PE23 5HX



3



1



2

£165,000

When it comes to  
property it must be

  
**lovelle**

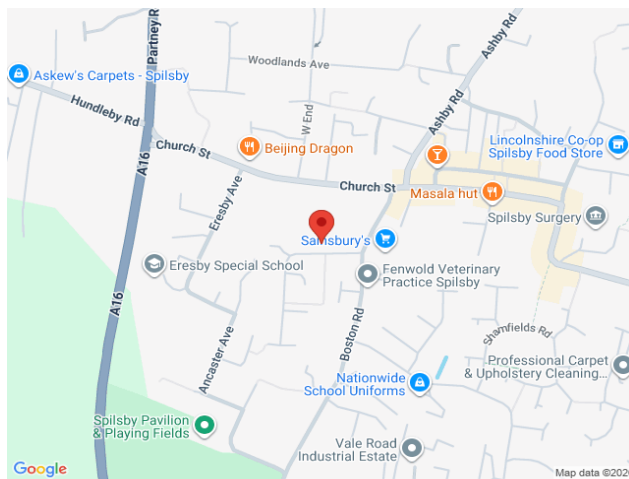


£165,000



- Key Features**
- Beautiful, Modern Kitchen
  - Three Double Bedrooms
  - Lounge-Diner with Sunroom Off
  - Enclosed, Low Maintenance Rear Garden

- Downstairs WC & Utility
- Lots of Handy Storage Cupboards
- EPC rating D
- Tenure: Freehold





Spacious, semi detached house! Well Presented, Lovely Modern Kitchen! Close to Amenities! This lovely home is deceptively spacious with lots of handy storage cupboards, located less than 500 metres from the supermarket, shops and Market Place. Spilsby is a lovely Market Town, on the edge of the Lincolnshire Wolds (AONB) with primary and secondary schooling and just off the A16 which offers good road links to the City of Lincoln (32 miles) and larger Market Town of Boston (17 miles). The golden sandy beaches of Skegness are also close-by (13 miles). The accommodation comprises; hallway with three handy storage cupboards, downstairs wc/utility room, modern, re-fitted kitchen with integrated appliances open to lounge-diner with French doors off to sun room, three double bedrooms and family bathroom to the first floor with gas central heating and UPVC double glazing. There is an enclosed, low maintenance rear garden that is not overlooked from the rear.

## Hall

Entered via UPVC front entrance door with UPVC side panel, with radiator, understairs storage cupboard, two further storage cupboards, stairs to the first floor, doors to lounge, kitchen and;

## WC/Utility Room

2.29m x 1.04m (7'6" x 3'5")

With UPVC window to the front aspect, space and plumbing for washing machine with tumbler above, low level wc, wash hand basin, spotlights.

## Kitchen

3.96m x 2.26m (13'0" x 7'5")

With UPVC window to the rear aspect, modern fitted base and wall cupboards with work surfaces, inset 1 & 1/2 bowl sink, integrated dishwasher, integrated fridge-freezer, integrated halogen hob with extractor over, integrated electric oven, integral breakfast bar, open to;

## Lounge-Diner

6.55m x 3.44m (21'6" x 11'4")

Open plan from the kitchen creates a great living/dining/kitchen space. There is a door back to the hall, French doors to the sun room, UPVC windows to the front and side aspects, radiator, electric fire with brick surround.

## Sun Room

2.88m x 2.85m (9'5" x 9'5")

With brick walls, Polycarbonate roof, UPVC windows, French doors to the rear garden, radiator.

## Landing

With cupboard housing hot water tank, loft access, doors to;

## Bedroom One

3.51m x 3.23m (11'6" x 10'7")

UPVC window to the front aspect, radiator.

## Bedroom Two

3.51m x 3.29m (11'6" x 10'10")

UPVC window to the side and rear aspects, radiator.

## Bedroom Three

3.02m x 2.29m (9'11" x 7'6")

UPVC window to the front aspect, radiator.

## Bathroom

3.02m x 1.68m (9'11" x 5'6")

UPVC window to the rear aspect, bath with shower over, low level wc, pedestal wash hand basin, radiator, cupboard housing gas central heating boiler.

## Outside

To the front is a garden laid to lawn. Gated side access leads to the rear garden which is laid to patio and artificial grass with banked flower bed, concrete storage shed, enclosed by fencing and walling.

## 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 out of town. At Gunby roundabout take the second exit marked for Spilsby and Lincoln. At the Partney round about turn left onto the A16 toward Boston, as you come up the hill and go into the 30mph zone take the next left signposted into Spilsby. After the Church turn right onto Boston Road and take the first right (opposite Sainsbury's) into Old Market Avenue and the property 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/CPnbM3YLpS4RdKovMsWHyU/view>

## Material Information Data

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No

## 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.

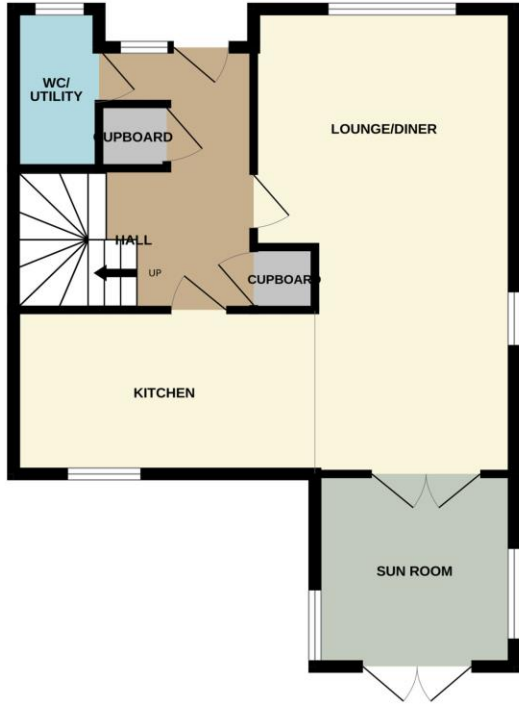
## Agent's Notes

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



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.  
Made with Metropix ©2025

When it comes to **property**  
it must be

  
**lovelle**

01754 769769

skeness@lovelle.co.uk

