



 **NEWTON**  
**FALLOWELL**

25 Hundley Road, Spilsby – PE23 5LP  
£190,000

# 25 Hundleby Road

Spilsby

## Charming Semi-Detached Home with Ample Parking – No Onward Chain

Situated in a pleasant village setting on the outskirts of the historic market town of Spilsby, this well-maintained semi-detached home offers spacious and versatile accommodation, ideal for first-time buyers, families or those seeking a property with excellent outdoor space and parking.

The accommodation comprises a porch, welcoming entrance hall, comfortable lounge, fitted kitchen, conservatory overlooking the rear garden and a ground floor shower room. To the first floor are three bedrooms, with one benefiting from an en-suite WC, providing practical family accommodation.

Outside, the property enjoys extensive off-road parking to the front, ideal for multiple vehicles, caravans or motorhomes. To the rear is an enclosed garden offering a private outdoor space, complemented by two useful brick-built outbuildings providing excellent storage, workshop or hobby space.

Offered for sale with **no onward chain**, the property presents an excellent opportunity for purchasers seeking a straightforward move.

The property is conveniently located on Hundleby Road, providing easy access to the popular market town of Spilsby, which offers a wide range of amenities including independent shops, supermarkets, cafés, restaurants, schools, healthcare facilities and leisure amenities. Surrounded by the attractive Lincolnshire Wolds Area of Outstanding Natural Beauty, the area is ideal for walking, cycling and outdoor pursuits, while the Lincolnshire coast is also within easy reach, making this an excellent location from which to enjoy both countryside and coastal lifestyles.

Council Tax band: B

Tenure: Freehold



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## ACCOMMODATION

Part glazed front entrance door through to the:

## PORCH

Having windows to either side elevations and further door to the:

## ENTRANCE HALL

Having staircase rising to first floor.

## LOUNGE

16' 0" x 10' 5" (4.88m x 3.17m)

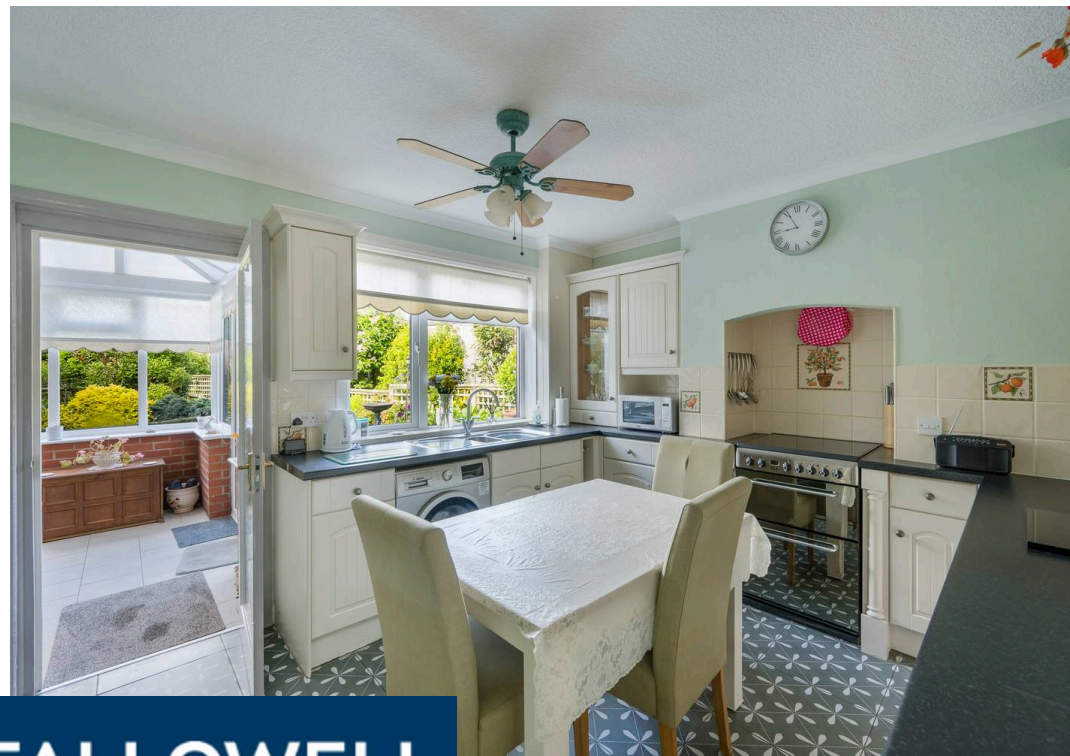
Having window to front elevation, window to rear elevation overlooking the conservatory, coved ceiling, two electric storage heaters and fireplace with slabbed hearth and plinth to side.

## KITCHEN

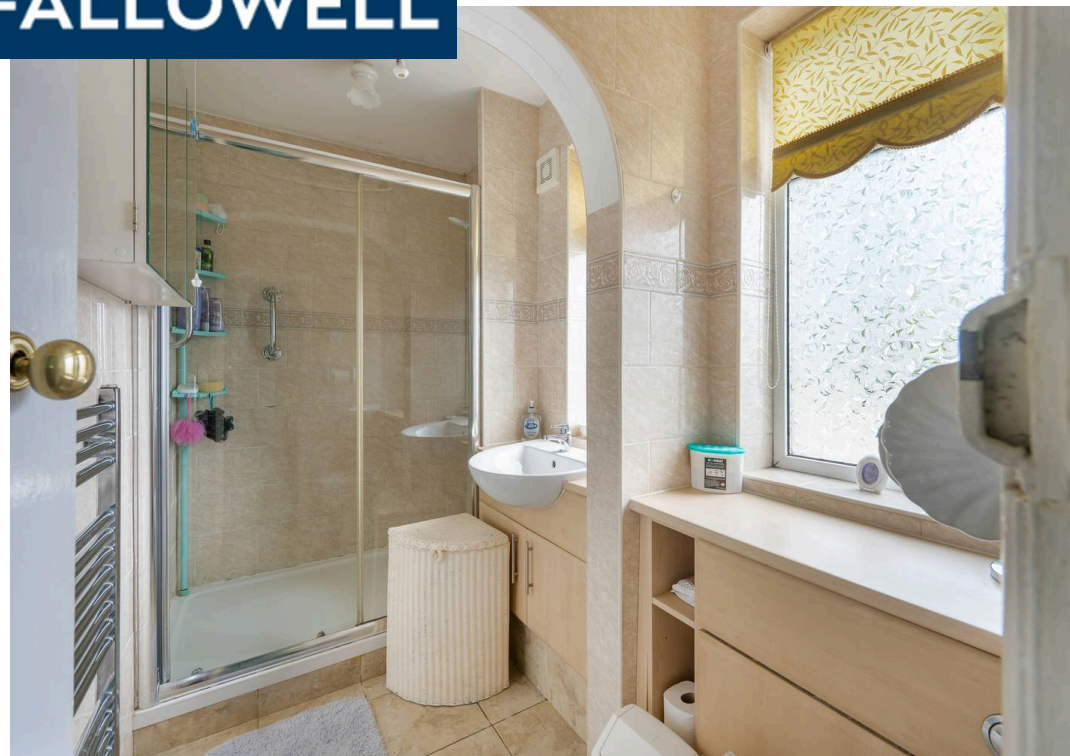
12' 3" x 10' 8" (3.74m x 3.25m)

(excluding alcove) Having window to rear elevation, coved ceiling, electric storage heater, tiled floor, ceiling fan/light fitting and archway to area under the stairs with a window to the rear elevation overlooking the conservatory. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawer, space & plumbing for automatic washing machine under, cupboard over. Work surface return with cupboard & drawer under, cupboard, drawer & glazed display unit over. Recess with space for electric cooker and further work surface with cupboards & drawers under, cupboards, drawer & glazed display unit over. Glazed door to the:





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### CONSERVATORY

15' 6" x 8' 11" (4.72m x 2.73m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden, electric storage heater and tiled floor.

### SHOWER ROOM

8' 8" x 4' 9" (2.63m x 1.46m)

Having two windows to front elevation, chrome heated towel rail, tiled floor, tiled walls, extractor, shower enclosure with shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

### FIRST FLOOR LANDING

Having window to rear elevation.

### BEDROOM ONE

16' 0" x 9' 5" (4.87m x 2.87m)

Having windows to front & rear elevations, electric storage heater and built-in wardrobes to one wall.

### BEDROOM TWO

8' 8" x 8' 9" (2.63m x 2.67m)

Having window to rear elevation and electric storage heater.

### BEDROOM THREE

9' 9" x 9' 7" (2.97m x 2.91m)

(max) Having window to front elevation and electric storage heater.

### EN-SUITE WC

4' 10" x 2' 9" (1.48m x 0.83m)

Having tiled walls, built-in cupboard, low level WC and wall mounted hand basin.





## EXTERIOR

To the front of the property there is a gravelled area which provides ample off-road parking. There are also a paved area with a garden shed, raised borders and a paved footpath leading to the front entrance door.

## REAR GARDEN

Being enclosed and initially having an area with raised planters, a pond, two brick-built outbuildings (one with power) and a garden shed. Gated access leads to a further garden area with pathways around shrubs, bushes & trees.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric storage heaters and the property is double glazed. The current council tax is band B.



### LIFETIME LEGAL

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### AGENT'S NOTES

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### Ground Floor

Approx. 53.8 sq. metres (578.8 sq. feet)



### First Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



Total area: approx. 90.8 sq. metres (977.0 sq. feet)

## Newton Fallowell Estate Agents

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