



**'Pegasus', 95 Boston Road,  
Spilsby, PE23 5HH  
Asking Price Of £315,000**



- Well Proportioned Bungalow
- Immaculately Maintained
- Conservatory, South-East Facing Rural Views
- 3 Bedrooms (1 En-suite)
- Edge of Town Location
- uPVC Units. Gas Central Heating

Offered to the market is this immaculately maintained and beautifully presented detached bungalow, tucked away in a quiet and sought-after position on the edge of a thriving market town. The property enjoys stunning south-east facing views to the rear, overlooking open countryside and providing a peaceful backdrop. The town of Spilsby is well-regarded for its amenities and community feel, offering a range of local shops, services, and a regular bus service connecting to Lincoln, Skegness, and Boston. The Lincolnshire coast is also within easy reach, approximately a 20-minute drive away, making this an ideal location for both convenience and countryside living.



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**SIDE ENTRANCE HALL** With radiator, wall thermostat, door chimes, built-in shelved airing cupboard housing the pre-lagged hot water tank, access to the roof void.

**LOUNGE** 17' 8" x 14' 8" (5.38m x 4.47m) Having feature fire surround and hearth with fitted log-effect electric fire, radiator, centre and matching wall lights, TV and telephone points, uPVC sealed double glazed sliding patio doors leading to:

**CONSERVATORY** 9' 2" x 9' 2" (2.79m x 2.79m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear south-east facing garden enjoying some lovely rural views beyond. Window and door blinds.

**KITCHEN** 15' 1" x 11' 3" (4.6m x 3.43m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboard over with concealed lights on a sensor. Built-in electric double oven and grill, four ring gas hob with extractor fan and light over, space and plumbing under worktops for washing machine, dishwasher and tumble dryer. Space for a free-standing fridge and separate freezer, further

fitted storage cupboards, part-tiled walls, side entrance door, radiator.

**BEDROOM ONE** 15' 2" x 11' 4" (4.62m x 3.45m) Having radiator, TV and telephone points.

**EN-SUITE SHOWER ROOM** 8' 0" x 4' 6" (2.44m x 1.37m) Having large walk-in shower cubicle with waterfall shower head, vanity hand basin with double cupboard under, low level WC. Part-tiled walls, radiator.

**BEDROOM TWO** 12' 7" x 10' 8" (3.84m x 3.25m) With radiator and TV point.

**BEDROOM THREE** 10' 8" x 8' 8" (3.25m x 2.64m) At present used as a **DINING ROOM**, with radiator.

**BATHROOM** 8' 0" x 7' 6" (2.44m x 2.29m) (Max). Having panelled bath and shower mixer taps over, folding side screen, vanity hand basin with double cupboard under and low level WC. Part-tiled walls, radiator and shaver light and point.

**OUTSIDE - GARAGE** 17' 9" x 9' 0" (5.41m x 2.74m) Having electric remote control up-and-over door, power and light connected, access to loft space and also housing the gas fired wall mounted boiler.

**THE GARDENS** The property is approached over a concrete driveway with turning area, lawn garden, flower and shrub beds. The rear gardens, mainly south-facing, having a slabbed patio area and footpaths with steps down to a lawn garden, all set within well stocked and colourful rose, flower and shrub beds, together with apple trees. Beyond are south-east facing rural views over adjoining countryside and farmland. The timber and felt **GARDEN SHED** is also included in the sale. Outside lights, cold water tap and power points.

**OUTGOINGS** - The property is situated within the East Lindsey District Council. Property Band C.

**POSSESSION** - Vacant possession will be given on completion.

**FIXTURES AND FITTINGS** - All those detailed are included in the sale as are the fitted carpets, curtain poles and window blinds where fitted.

**VIEWING** - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.





Floor plans are to show layout only and not drawn to scale.

**MONEY LAUNDERING REGULATIONS:** Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

**BUILDING MEASUREMENTS:** All building measurements have been taken in accordance with the RICS code of measuring practice

**DISCLAIMER:** Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**MISREPRESENTATION ACT 1967 NOTICE:** Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.