



3 Alma Place
Spilsby, Lincolnshire. PE23 5LB

BELL



3 Alma Place Spilsby

3 Alma Place is a well-presented, one-bedroom mid-terrace property boasting a new modern kitchen and bright outside space – ideal for a first time buyer.

Located within comfortable walking distance of Spilsby's services and amenities, including public transport links to Horncastle, Lincoln and the coast, the property is attractively laid out with open living and dining spaces to the ground floor, bedroom and shower room to the first.

ACCOMMODATION

Entered to the front through uPVC double glazed door to **Entrance Way**, with curtain screening off a useful storage space, and open doorway to:

Living / Dining Room having uPVC double glazed window to front aspect; brick fireplace with slate hearth and log burning stove inset; wood effect flooring, electric heater, TV point, ceiling lights and power points. Open doorway to under stairs storage and open doorway to:

Kitchen (newly fitted in 2022) having uPVC double glazed windows to rear aspect; modern units to base and wall levels, 1 ½ bowl sink and drainer to bevel edge worktop with space and connections for upright fridge freezer and under counter washing machine, oven and grill and induction hob. Undercounter space for dishwasher. Ceiling light and power points.





Up carpeted stairs to **First Floor** landing, with loft hatch from landing providing useful attic store, with drop down ladder, skylight to rear. Doors to shower room and to:

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Shower Room (newly fitted in 2023) having uPVC double glazed obscure window to rear aspect; walk in shower cubicle with Mira electric shower over, pedestal wash hand basin and low-level WC. Tile effect flooring, shower wall panels, heated towel rail, built in airing cupboard and ceiling spotlights.

OUTSIDE

The property is approached from Halton Road up Alma Place, which circles this row of properties. Parking is possible at the front, with removal of the picket fence – though currently the vendor parks on the roadside. Enjoying a front garden space with plum and apple trees, raspberries and rhubarb growing to the mature fruit and veg planter. A path leads to the front, hard standing, seating space (facing South and West) and to the front door.

East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: D

Main heating – electric thermostatic radiators.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

Old Bank Chambers, Horncastle. LN9 5HY.
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

470 ft²
43.6 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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