

30, Spilsby Road

Horncastle, LN9 6AL

BELL







30 Spilsby Road is a two-bedroom, mid-terrace property located to an East-West facing position with lawned garden to the front. Providing a bright Lounge, through to Dining Room and Kitchen (plus rear porch); accommodation continues with two bedrooms and bathroom to the first floor.

The well-serviced market town of Horncastle benefits from amenities including supermarkets, doctors surgery, post office, pharmacists, swimming pool and a wealth of other sports facilities plus an extensive range of local, independent shops and eateries. There is also a full range of primary and secondary schooling including the well-respected Queen Elizabeth's Grammar School. The country capital of Lincoln and coastal resort of Skegness lie 21 miles West & East respectively, a regular public bus services runs from the town to both locations while a new bus service links to the inland resort of Woodhall Spa.

ACCOMMODATION

Lounge
Having uPVC double glazed window and obscured door to front, light to ceiling. Brick and tile styled fireplace with mantle shelf, multiple power points, tv point, wood effect flooring. Open arch to dining room.

Dining Room
With light to ceiling, multiple power points, wood effect flooring. Alcove shelving and storage space. Open to kitchen.



Kitchen
With uPVC double glazed window to rear, light to ceiling. Sink and drainer to roll edge worktop, storage units to base and wall levels. Oven and hob, tiles to walls and floor, space and connections for under counter washing machine. Wall mounted, gas fired boiler.

Door to rear porch, accessing Holt Lane.

Bedroom 1
Having uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.

Bedroom 2
Having uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points.

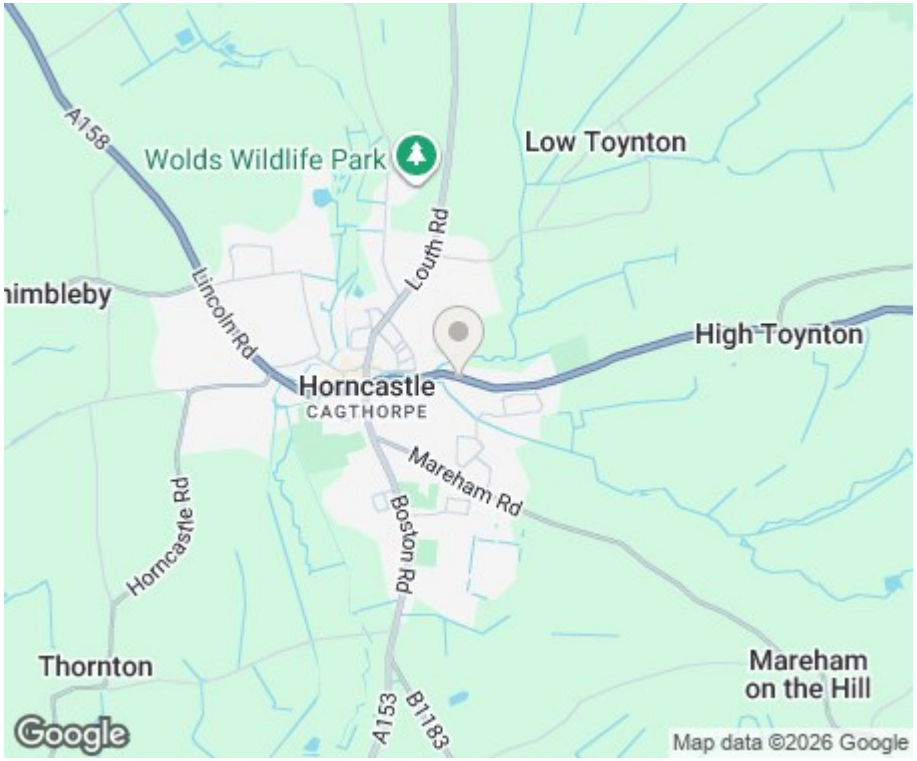
Bathroom
With uPVC double glazed obscured window to side, light to ceiling. W/C, pedestal sink, bath with tiled surround. Radiator, tiled flooring.

Outside
The property is approached on foot from Spilsby Road, with gate accessing the front patio space and lawned garden, with shed providing external storage. Further access is off Holt Lane, to the rear.











****NOTE:** Building regulations were not obtained upon the the removal of the wall in the living room. However an indemnity policy will be provided upon completion.

COUNCIL TAX: – Tax band: A

ENERGY PERFORMANCE RATING; D

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 Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222

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