



Willow Rise
Main Road, Skendleby, Spilsby. PE23 4QE

BELL





Willow Rise Skendleby

NO ONWARD CHAIN! Willow Rise is a spacious, three-bedroom family home; located to an attractive corner plot with generous gardens alongside a long driveway, double and single garages. Elevated from the road in this popular Lincolnshire Wolds village, the property boasts a large, front-facing Living Room; Dining Room leading through to dual-aspect Breakfast Kitchen with Utility and Rear Lobby and a Conservatory to the ground floor, Bedrooms and Family Bath and Shower Room to the first.

The property occupies mature gardens, with large front lawn, a wealth of flower beds and shrubs and a vegetable plot to the rear. A single, attached, garage and detached double complement driveway parking for multiple vehicles.

Mentioned in the 1086 Domesday Book, Skendleby lies on the south eastern edge of the Lincolnshire Wolds National Landscape, approximately four miles north east from the market town of Spilsby.



ACCOMMODATION

Entered to the front through uPVC double glazed obscure door to...

Hallway – with light to ceiling, carpet, radiator, multiple power points, wood glazed doors to dining room, kitchen and wood door to...



Lounge – with uPVC double glazed sliding doors to front, window to side, light to wall. Large inglenook fireplace with stone style and exposed brickwork, tiled stand. housing wide gas 'fire' with bench seating and oak overmantle, carpet, radiator, multiple power points, tv point.

Dining Room – with uPVC double glazed window to side, light to ceiling, carpet, radiator, multiple power points. Wood door to kitchen, sliding doors to rear, to...

Conservatory – with uPVC double glazed windows to sides and rear, French doors to side, tiled flooring.

Kitchen – with uPVC double glazed windows to front and rear, lights to ceiling, sink and drainer to roll edge worktop, breakfast bar to front window, range of storage units to base and wall levels. Double oven, hob, space and connections for under counter appliances, carpet, radiator, multiple power points, wood glazed door to...

Rear Porch – with uPVC double glazed windows to side and rear, patio door to rear, tiled, wood glazed door to...

Utility – with uPVC double glazed obscure window to side, light to ceiling, storage units, space and connections for appliances, wood effect flooring, multiple power points.

Up carpeted stairs with spindle and balustrade to...

First Floor Landing – with uPVC double glazed obscure window to side, light to ceiling, carpet, radiator, multiple power points, wood doors to bedrooms and bathroom.

Bedroom – with uPVC double glazed windows to front and side, light to ceiling, built in suite of bedroom furniture including wardrobe, drawers and dressing tables, radiator, carpet, multiple power points.

Bedroom – with uPVC double glazed window to front, light to ceiling, carpet, radiator, multiple power points.

Bathroom – with uPVC double glazed obscure window to side, light to ceiling, low level W/C, pedestal sink, corner bath, shower cubicle, tiles to walls, carpet, corner storage unit, radiator, shaver socket.

Bedroom - uPVC double glazed window to rear, light to ceiling, carpet, radiator, multiple power points.





OUTSIDE

The property is approached up a long, concerted driveway opening out to provide ample parking space for multiple vehicles and lead to the attached **single Garage** and detached **double** garages - both with up and over doors, light and power connected.

Elevated from the road and with hedged boundaries, the garden is a private space sweeping across the front and down the sides of the property. With a wealth of mature flower beds, shrubs and trees throughout, the outside space includes a large lawn (with paved patio space looking across); further lawn and flower garden to the garage side. The plot is complete with a patio space to the rear and vegetable plot with greenhouses - the back being contained by a boundary wall.

East Lindsey District Council – Tax band: TBC

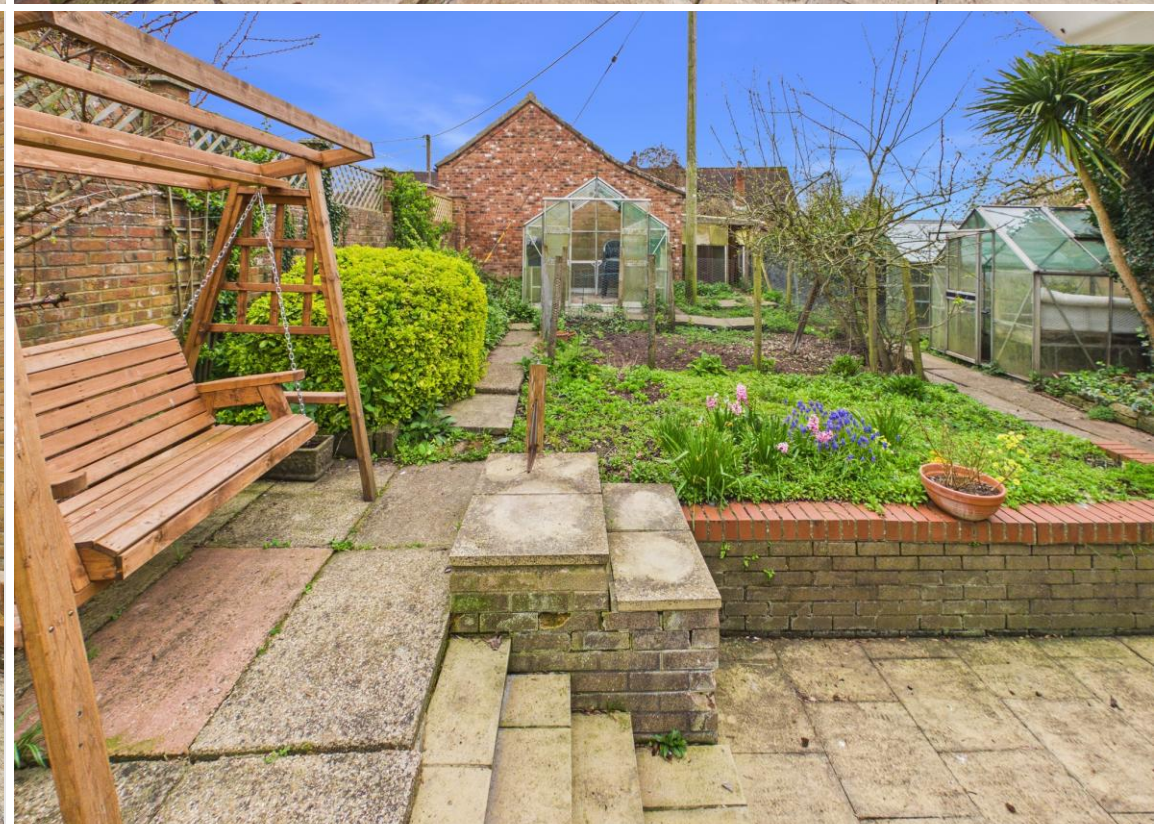
ENERGY PERFORMANCE RATING: tbc

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
Tel: 01507 522222
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 02.04.2026



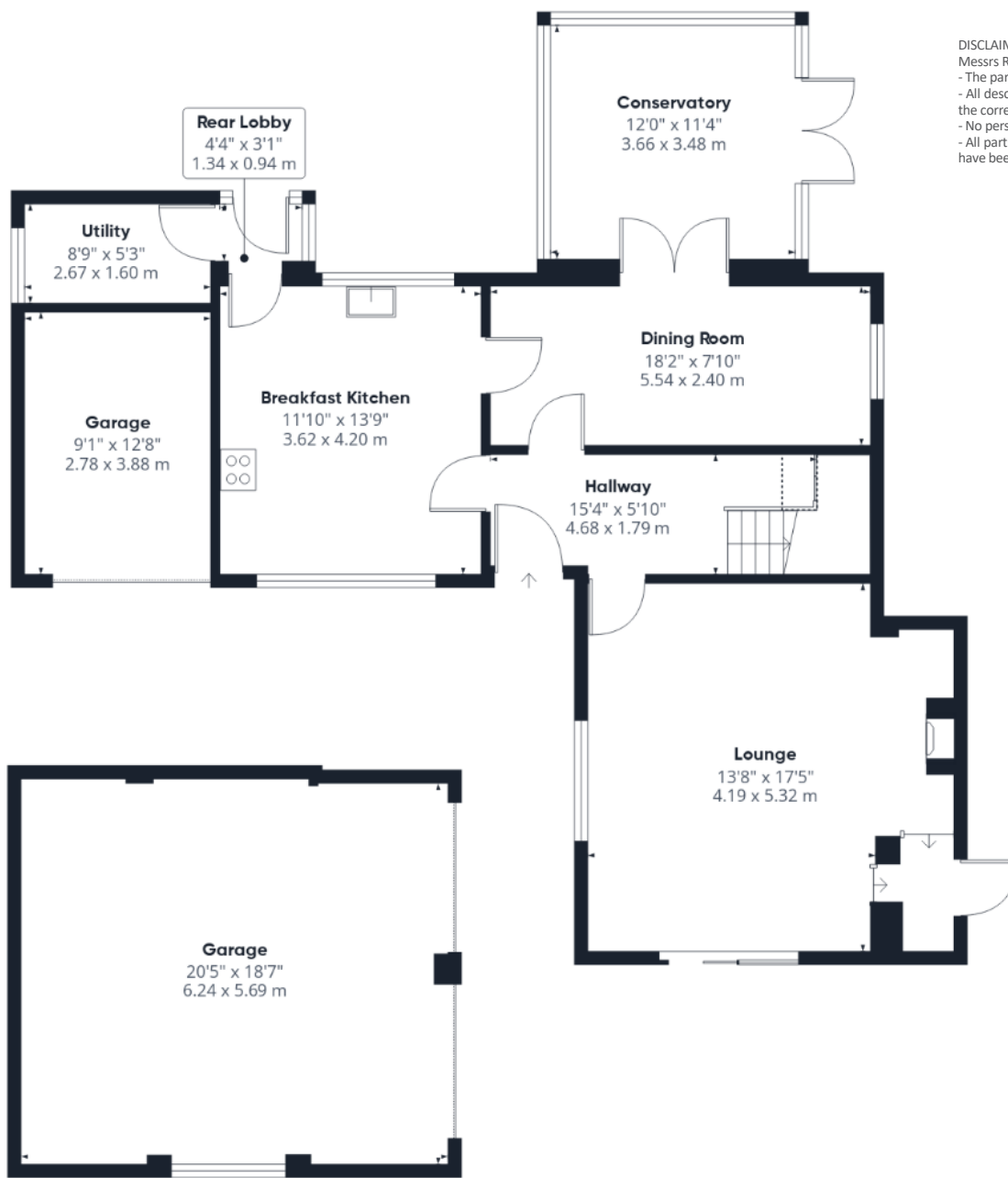




DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

2030 ft²

188.7 m²

Reduced headroom

4 ft²

0.4 m²

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.

GIRAFFE360



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

