



18 Station Road

Halton Holegate, Spilsby

A charming end-terrace cottage enjoying a village setting with **far-reaching open views to the rear**. The well-presented accommodation comprises a lounge, kitchen and dining room to the ground floor, with two bedrooms and a bathroom to the first floor. Outside, the property benefits from **off-road parking and a generous lawned front garden**, together with a paved rear courtyard and useful brick-built store. Further benefits include **oil-fired central heating and double glazing**.

Halton Holegate is a popular Lincolnshire Wolds village, conveniently positioned close to the market town of Spilsby, which provides a good range of everyday amenities including shops, cafés, schools and other local services. The village is surrounded by attractive open countryside and offers excellent access to the wider Lincolnshire Wolds, while the nearby coast and seaside resorts are also within easy reach.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





ACCOMMODATION

Part glazed stable style front entrance door with canopy over through to the:

LOUNGE

12' 5" x 12' 4" (3.79m x 3.77m)

Having window to front elevation, feature beam to ceiling, vertical radiator, solid oak flooring and fireplace with cast iron & tiled insert and wooden surround.



KITCHEN

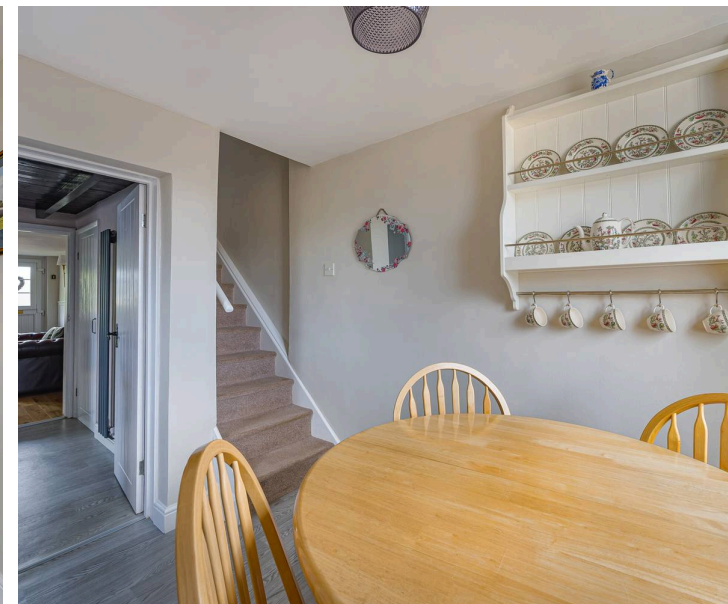
10' 6" x 7' 10" (3.19m x 2.38m)

Having window to side elevation, feature beamed ceiling, vertical radiator, wood effect flooring and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, drawers and space for slimline dishwasher under, cupboards & extractor over. Further work surface return with cupboards under and space for upright fridge/freezer to side.

DINING ROOM

9' 3" x 7' 11" (2.81m x 2.42m)

Having window to rear elevation, part glazed door to side elevation, radiator, wood effect flooring and staircase rising to first floor.



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FIRST FLOOR LANDING

BEDROOM ONE

13' 7" x 12' 3" (4.15m x 3.73m)

Having window to front elevation, radiator, access to roof space, built-in cupboard and built-in airing cupboard.

BEDROOM TWO

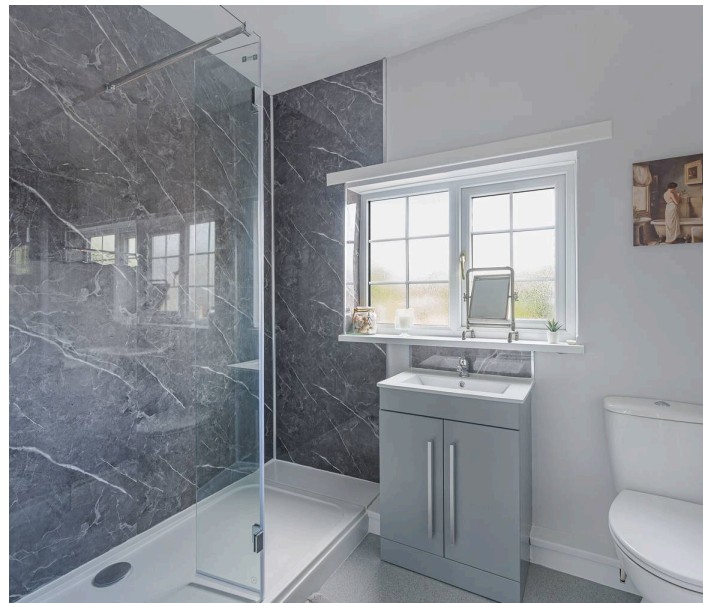
9' 2" x 7' 11" (2.80m x 2.41m)

Having window to rear elevation and radiator.

SHOWER ROOM

7' 11" x 6' 6" (2.41m x 1.98m)

Having window to side elevation, heated towel rail, vinyl flooring, double walk-in shower enclosure with mermaid board splashback & electric shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.



EXTERIOR

To the front of the property there is a gravelled area which provides off-road parking. Gated access leads to a large lawned front garden with a footpath leading to the front entrance door.

REAR GARDEN

To the rear of the property there is an enclosed paved courtyard with a brick-built store.

IMPROVEMENTS

The current owner has thoughtfully improved and maintained the property throughout her 10-year ownership, with works carried out progressively over the years. Improvements include a dropped kerb to create off-road parking, a new damp-proof course, replacement windows and external doors approximately 9 years ago, cavity wall insulation to the dining room and a replacement flat roof. The living room has been stripped back to brick and fully refurbished, while the kitchen and bathroom have also been refitted. The property has further benefited from comprehensive redecoration throughout, resulting in a well-maintained and much-improved home.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band A.



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Ground Floor

Approx. 30.3 sq. metres (325.7 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.6 sq. feet)



Total area: approx. 62.0 sq. metres (667.3 sq. feet)

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