



The Old Library, 1 West End, Spilsby, PE23 5ED



6



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Freehold

Offers over £280,000



Key Features

- Victorian town house - six bedrooms
- Sitting room & dining room
- Kitchen, pantry & laundry room
- Lawned front garden
- Enclosed rear courtyard – separate rear entrance
- Period features
- Fully refurbished
- Walking distance to local amenities & schools
- EPC rating D





Situated within a sought-after Conservation Area on the western edge of the town centre, this elegant Victorian townhouse, formerly the town library, has been beautifully and sympathetically renovated by the current owners, carefully preserving the character and charm befitting its heritage.

The restoration has been thoughtfully undertaken with a clear respect for the property's Victorian origins, seamlessly blending period features with high-quality modern fittings to create a home of considerable style and distinction, arranged over three spacious floors.

The ground floor accommodation comprises of a porch, a welcoming entrance hall, an elegant dining room flowing through to a charming sitting room, along with a tastefully fitted kitchen with a pantry & laundry room, rear hall and cloakroom off. To the first floor are three bedrooms, with one having the potential for conversion into an en-suite and there is a family bathroom with twin basins and a freestanding bath. The second floor offers three further bedrooms, providing flexible accommodation ideal for family living or home working. The property also features a cellar and a large loft space.

Externally, the property is enhanced by a lawned front garden, with an enclosed courtyard to the rear offering a private and low-maintenance outdoor space.

Spilsby is a market town set in the Lincolnshire Wolds, designated an area of outstanding natural beauty. The property is within walking distance to all amenities including schools, GP, post office, petrol station, supermarkets and a bus station.



ACCOMMODATION

Part glazed front entrance door with arched fanlight above through to the:

PORCH

Having wood effect flooring and further part glazed door with fanlight above to the:

ENTRANCE HALL

Having radiator, wood effect flooring, dado rail and staircase rising to first floor.

DINING ROOM

4.11m x 4.08m (13'6" x 13'5")

Having window to rear elevation, radiator, picture rail, wood effect flooring and open fireplace with cast iron insert & wooden surround. Opening to the kitchen and opening to the:







SITTING ROOM

5.29m x 4.37m (17'5" x 14'4")

Having bay window to front elevation, radiator, coved ceiling, picture rail, wood effect flooring and open fireplace with cast iron insert and wooden surround.

KITCHEN

5.22m x 3.51m (17.1ft x 11.5ft)

Having two windows to side elevation, radiator and wood effect flooring. Fitted with a range of units with work surfaces, upstands & tiled splashbacks comprising: 1.5 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & drawer under. Work surface return with inset electric hob, integrated electric double oven & cupboards under, tall unit to side housing integrated fridge/freezer. Moveable island* unit with work surface, cupboards & drawers under. Pantry cupboard to of door to cellar and 8' long dresser with granite top, cupboards & shelving. [*Note: the movable island is to enable people to remove and replace with kitchen table and chairs if desired.]

PANTRY & LAUNDRY ROOM

3.05m x 2.1m (10'0" x 6'11")

Having window with fitted shutters to rear elevation, wood effect flooring, work surface with inset ceramic sink & drainer with mixer tap, range of cupboards & appliance spaces under including one housing the Worcester gas fired boiler and cupboards over.

REAR HALL

Having part glazed door to side elevation.

CLOAKROOM

Having window to side elevation, high level WC and hand basin.

FIRST FLOOR LANDING

Having radiator, wood effect flooring and staircase rising to second floor.

BEDROOM ONE

4.25m x 4.11m (13'11" x 13'6")

Having window to front elevation, radiator, picture rail, wood effect flooring and built-in cupboard.



BEDROOM TWO

4.07m x 4.1m (13'5" x 13'6")

Having window to rear elevation, radiator, wood effect flooring and built-in shelving to alcove.

BEDROOM SIX

2.84m x 1.81m (9'4" x 5'11")

Having window to front elevation, radiator and wood effect flooring. We are advised that this room has a hot & cold water feed making this room ideal for conversion into an en-suite if desired.

BATHROOM

3.53m x 2.74m (11'7" x 9'0")

Having window to rear elevation, tile effect flooring, part tiled walls, freestanding bath with central mixer tap, twin hand basin stand and WC with concealed cistern.

SECOND FLOOR LANDING

Having window to rear elevation, wood effect flooring and dado rail. Door with window to side to a seating area with wood effect flooring and radiator.

BEDROOM THREE

4.12m x 4.12m (13'6" x 13'6")

Having window to rear elevation, radiator, wood effect flooring and cast iron fireplace. We are advised that this room has a hot & cold water feed making this room ideal for conversion into an en-suite if desired.

BEDROOM FOUR

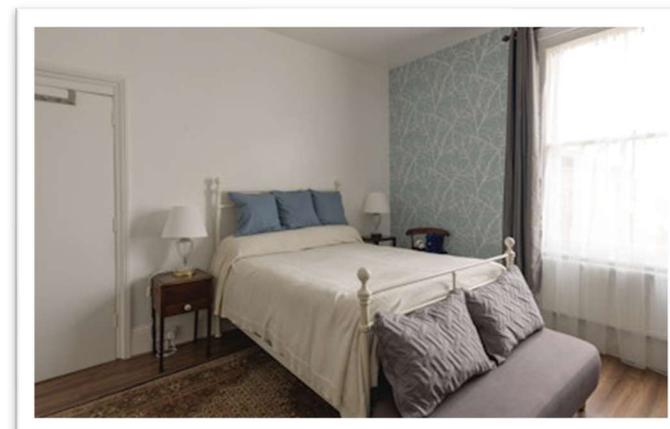
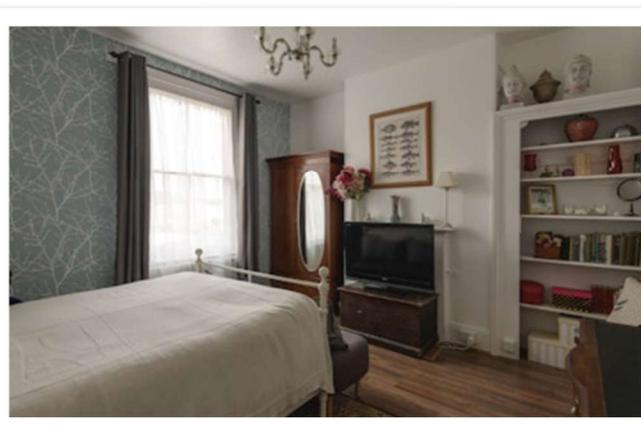
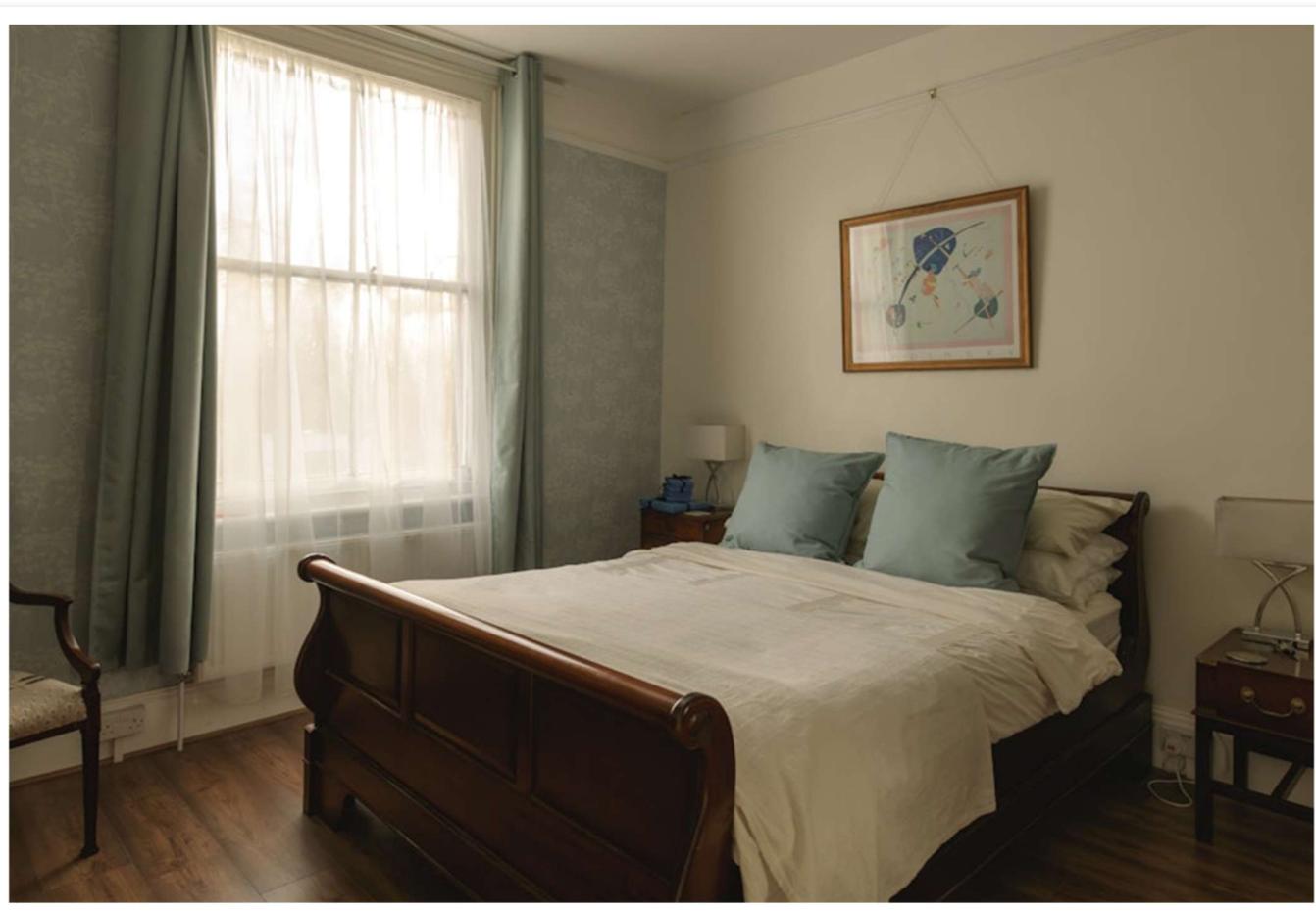
4.24m x 3.19m (13'11" x 10'6")

Having window to front elevation, radiator and wood effect flooring.

BEDROOM FIVE

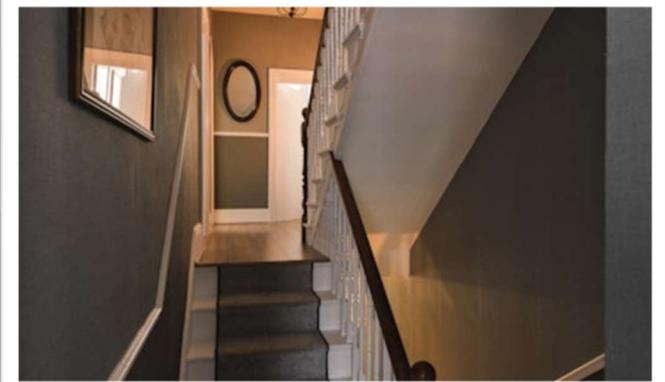
3.15m x 2.77m (10'4" x 9'1")

Having window to front elevation, wood effect flooring and radiator.





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EXTERIOR

To the front of the property there is a lawned garden with a footpath leading to the front entrance door.

REAR

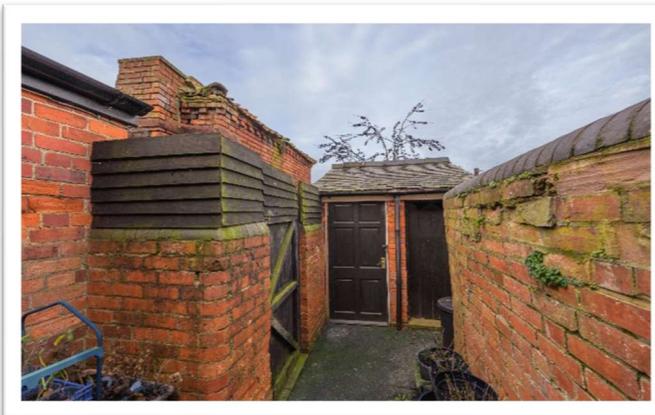
To the rear of the property there is an enclosed courtyard with two brick-built outbuildings. There is a locked service entrance at the rear from Church Lane purely for use by houses 1, 3, 5, 7 West End and for the bins to be taken out.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a new gas fired boiler serving radiators. The current council tax is band C.

RECENT IMPROVEMENTS

We are advised that most of the property has been re-plastered, decorated and there is new flooring throughout the property, with underfloor insulation and wood effect flooring or Lino. There are four new fuse boards and new additional plugs & sockets throughout. All three loft spaces have been newly insulated and have new insulated hatches, the basement ceiling is newly insulated and boarded. There is a new GCH system installed with radiators throughout. There are new sash windows in the kitchen and dining room. Newly installed kitchen, pantry/laundry room, new toilet suite and new bathroom.



Floorplan



VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

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