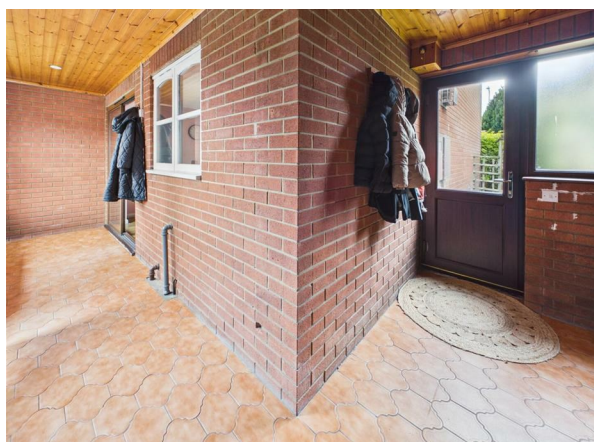




10, Post Office Lane
Spilsby, PE23 5LQ

BELL



NO ONWARD CHAIN! 10 Post Office Lane is a two-bedroom, semi-detached house with front and rear garden spaces; parking and to the heart of Spilsby. Within walking distance of the range of services and amenities on offer in this popular market town, including public transport links to the county city of Lincoln, Boston and the excellent East Coast; the property provides a spacious living room, open kitchen-diner, large boot room and versatile family room/office to the ground floor with two bedrooms and bathroom above.

ACCOMMODATION

Hallway

With uPVC double glazed door, light to ceiling. Wood effect flooring, radiator, power point. Carpeted stairs to first floor.

Living Room

With uPVC double glazed window to rear, light to ceiling, radiator, multiple power points, wood effect flooring.

Kitchen

With wood window to rear, sliding doors to boot room to rear. Lights to ceiling, modern units to base and wall levels. Sink and drainer to bevel edge worktop. Oven and hob, space and connections for appliances. Multiple power points, radiator, wood effect flooring. Wood door to under stairs storage/pantry cupboard.

Rear Boot Room

With door and window to front, wrapping around the initial property to provide covered access to the former garage, now portioned off family room / office. With lights to ceiling, tiled flooring, plumbing and electric connections.

Family Room

With uPVC double glazed window to side, light to ceiling. Radiator, multiple power points, wood effect flooring.

Landing

Accessed up carpeted stairs with light to ceiling, loft access hatch; carpeted. Wood door to airing cupboard.



Bedroom 1

With uPVC double glazed window to front, light to ceiling, radiator, multiple power points, carpet. Built in wardrobe / storage space.

Bedroom 2

With uPVC double glazed window to rear, light to ceiling, radiator, multiple power points, carpet. Built in wardrobe / storage space.

Bathroom

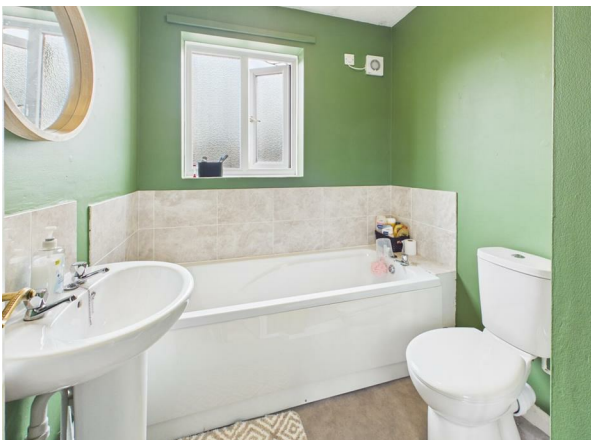
With uPVC double glazed obscure window to rear, light to ceiling, low level W/C, pedestal sink, panel bath, separate shower cubicle. Shaver socket.

Outside

The property is approached to the front through pedestrian gate, leading alongside a small garden space with mature shrubs. To the rear is a courtyard style garden, being fenced to ensure a child and pet friendly, secure area, laid to artificial turf. A gate accesses the rear parking space.

Garage

Located to the rear of the property, accessed via a shared courtyard space serving Marie Walk and Post Office Lane properties. With up and over door to front, light to wall, power connected. Personnel door to garden.





COUNCIL TAX: – Tax band: B

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

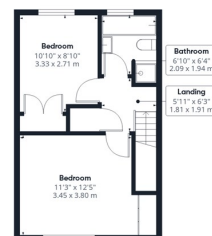
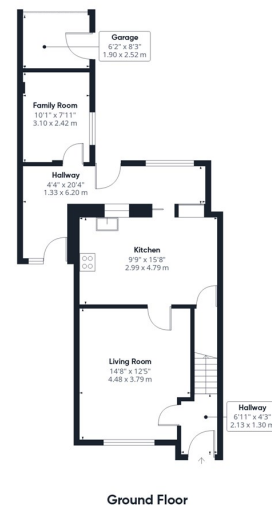
Email: horncastle@robert-bell.org

Website: www.robert-bell.org

DISCLAIMER

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- 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.



Approximate total area⁽¹⁾
994 ft²
92.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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