



Halton Road, Spilsby, , PE23 5LA

- SPACIOUS 452 sq ft MASTER bedroom REFURBISHED HOUSE, a mid-terrace of only three properties with NO 'upward CHAIN'
- ALSO REFURBISHED the KITCHEN and 61 sq ft BATHROOM (having separate SHOWER over the bath)
- CONVENIENT LOCATION for well serviced historic TOWN CENTRE including major supermarket, doctors, dentist and sought after schooling
- ALSO in kitchen: Bosch fan assisted oven, Samsung ceramic hob, Zanussi stainless steel/glass hood extractor, space/plumbing for dishwasher, washing machine, under counter appliance
- VERY SPACIOUS 133 sq ft MASTER bedroom with provision for wall mounted TV
- REFURBISHMENT over the years includes 2025 UPVC DOUBLE GLAZING including external door, ROOF and CENTRAL HEATING with Worcester BOILER that is serviced annually
- GOOD '71' ENERGY efficiency RATING, ONLY a council tax BAND 'A' currently £1,541.21 gross per annum
- LOUNGE with ceiling light and two wall lights, MODERN fitted KITCHEN including range of base and wall units including drawers, stainless steel sink with single mixer tap
- UPSTAIRS 61 sq ft MODERN BATHROOM incl offset bath having separate SHOWER and curved glass shower screen over the bath, mirror & shaver light over pedestal hand basin
- Cottage front GARDEN and 2 x small brick outbuildings (need re-roofing)

Guide Price £100,000



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DESCRIPTION

This is a spacious 452 sq ft master bedroom refurbished house, a mid-terrace of only three properties, with cottage front garden, in a convenient location for well serviced historic town centre including major supermarket, doctors, dentist and sought after schooling, with NO 'upward CHAIN'.

Refurbishment program over the years includes 2025 UPVC double glazing including external door, roof, central heating with Worcester boiler that is serviced annually, kitchen and the 61 sq ft bathroom having separate shower over the bath.

It also benefits from a good '71' energy efficiency rating, external lighting, previously replaced electrical consumer unit, is only a council tax band 'A' currently £1,541.21 gross per annum, and is offered freehold.

The property consists of lounge (with ceiling light and two wall lights), modern fitted kitchen (including range of base and wall units including drawers, stainless steel sink with single mixer tap and having Bosch fan assisted oven, Samsung ceramic hob, Zanussi stainless steel/glass hood extractor, space/plumbing for dishwasher, washing machine and under counter appliance).

Upstairs is the 61 sq ft modern bathroom (including offset bath having separate shower and curved glass shower screen over the bath, mirror & shaver light over pedestal hand basin), and very spacious 133 sq ft master bedroom with provision for wall mounted TV.

Outside is the cottage front garden and two small brick outbuildings (need re-roofing).

The well serviced historic market town of Spilsby, birthplace of Sir John Franklin the arctic explorer, has a major supermarket, restaurants, tearoom, open air market, doctors, dentist and sought after schooling. Spilsby, a gateway to the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, is also only 12.5 miles from fantastic beaches on the east coast and 17 miles from several tourist attractions including the Battle of Britain Memorial Flight, Cadwell Race Circuit etc.





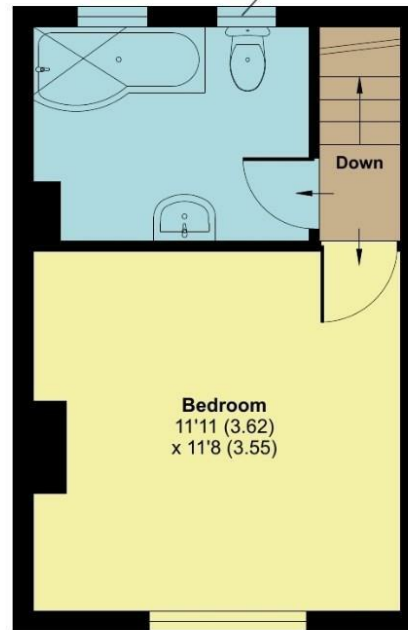


Halton Road, Spilsby, PE23

Approximate Area = 448 sq ft / 41.6 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 20.8 SQ M
(224 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 20.8 SQ M
(224 SQ FT)

Bathroom with
separate Shower
over bath 9' (2.74)
x 7' (2.13)

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025.
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