



Reynard Street, Spilsby, Lincolnshire, PE23 5JB

Character Cottage | Kitchen | Sitting Room | Two Bedrooms and Nursery Room

Ground floor bathroom | Town Centre Location | No Chain | EPC - E

Asking Price: £85,000

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**Reynard Street, Spilsby, Lincolnshire,
PE23 5JB**

A traditional character town cottage located on the edge of the town centre and therefore is convenient for the main amenities. The accommodation includes Entrance Lobby, Bathroom, Kitchen, Sitting Room, Landing, Bedroom One, Two & Three.

ACCOMMODATION

RECEPTION LOBBY

With double glazed door and ceramic tiled floor.

KITCHEN

3.51m (11' 6") x 3.30m (10' 10")

With stainless steel single drainer sink unit and cupboards under, laminate worktops with cupboards under, eye level cupboards, Indesit oven with separate hob and filter hood over, electric night storage heater, ceramic tiled floor, plumbing for washing machine and stairs off.



SITTING ROOM

3.91m (12' 10") x 4.98m (16' 4")

With double glazed window and door, decorative beamed ceiling and laminate wood effect floor.



BATHROOM

With panelled bath with shower and screen over, pedestal wash basin, low flush WC and ceramic tiled floor.



LANDING

With built in linen cupboard.

BEDROOM ONE

3.05m (10' 0") x 3.00m (9' 10")

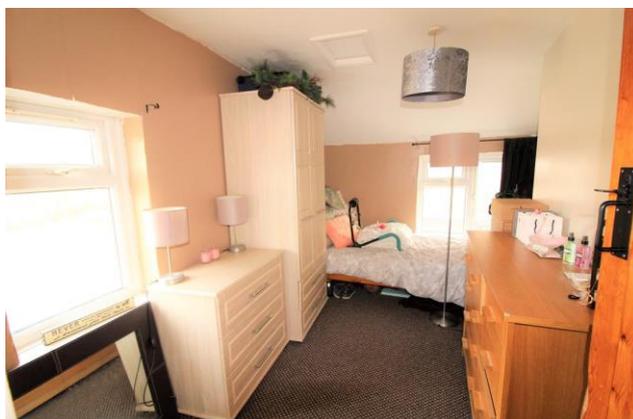
With electric night storage heater and double glazed window.



BEDROOM TWO

3.53m (11' 7") x 2.08m (6' 10")

With built in cupboard, electric night storage heater and double glazed window.



NURSERY/STUDY

1.80m (5' 11") x 2.69m (8' 10")

With built in recess and double glazed window.



GENERAL

This traditional town cottage is approached over a small enclosed yard.

LOCATION

This property is located on the edge of the town centre and is therefore convenient for the main amenities. Spilsby is an active market town and shopping centre which is approximately twelve miles from the coastal resort of Skegness and approximately fifteen miles from Boston with rail links to main east coast routes. To the north and west lie the Lincolnshire Wolds much of which are designated an Area of Outstanding Natural Beauty.

TENURE

The property is understood to be freehold.

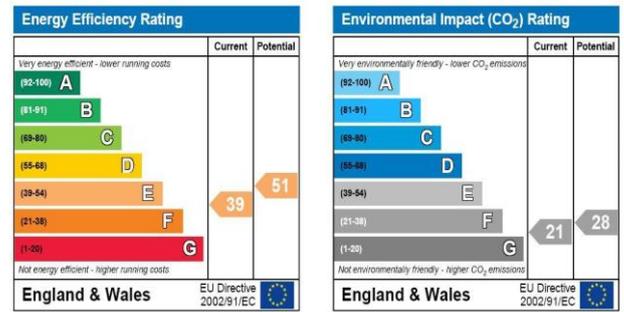
SERVICES

Mains electricity, water and drainage are understood to be connected.

VIEWING

With the agents office Spilsby on 01790 752151.

ENERGY PERFORMANCE RATING



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

OPENING HOURS

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 12.00pm

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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.