



## 108 Main Road

Hundleby, Spilsby, PE23 5LZ

**£550,000**

A beautifully presented detached Georgian character house which dates back to 1801 and is located on the doorstep to the Lincolnshire Wolds, an area of Outstanding Natural Beauty, with many country walks close by. The property sits within 1/2 an acre of well-kept formal gardens, orchard, vegetable plots and a gated driveway with two Double Garages, a Single Garage and Outbuildings. There is an Integral Double Garage, Workshop and an Office, all primed for adding additional accommodation if required. The property has internal accommodation to comprise of Inner Hallway, Lounge Diner, Sitting Room, Breakfast Kitchen, Cellar, Pantry, Utility Room, WC, Family Room and First Floor Landing with a Georgian feature staircase leading to three well-appointed Bedrooms, Dressing Room to Bedroom 1 and a Family Bathroom. Viewing of the property is essential to appreciate the accommodation on offer and the position is sits within this popular village.



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**SERVICES** - All mains services available. Gas central heating. Solar panels (with battery storage).

**EPC RATING** – D.

**COUNCIL TAX BAND** – C.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS** - Heading out of Spilsby towards Hundleby, proceed along the B1195 taking you onto Main Road, where the property can be located.

**LOCATION** - The property is located approximately 0.7 miles to the West of the Market Town of Spilsby . The Market Town of Louth is approximately 16.4 miles to the North, Horncastle is approximately 9.1 miles to the West and the City of Lincoln is approximately 31 miles to the West with a train link to Kings Cross. It lies at the Southern edge of the Lincolnshire Wolds and is surrounded by scenic walking, nature reserves and other places to visit. The town has been a rural market town for more than 700 years.



It has changed little in size since the beginning of the 19th century. The town centre of Spilsby includes two supermarkets Sainsburys and a Co-op, traditional newsagents, baker, jewellers and clothing stores, together with public houses, cafes and fast-food takeaways. At the centre of town is an open square or traditional marketplace. Markets take place on a Monday.

## ACCOMMODATION

### INNER HALL

With door to the front aspect, radiator, feature open staircase with Georgian balustrade, doors to the lounge diner, sitting room and kitchen.



### LOUNGE DINER

12' 3" x 12' 1" (3.74m x 3.69m) , with wooden sash window to the front aspect, decorative open fireplace, picture rail and serving hatch to the kitchen.

### SITTING ROOM

12' 4" x 13' 8" (3.78m x 4.19m) , with wooden sash window to the front aspect, open decorative fireplace, picture rail, radiator and fitted pine bookcase with stained and etched glass doors and cupboards below.



### KITCHEN/BREAKFAST ROOM

8' 7" x 27' 7" (2.63m x 8.41m) , with glass panelled windows to the side and rear aspects, door to the rear entrance porch, stairs down to the cellar, glass panelled door to the utility room, door to the pantry, radiator, quarry tiled flooring and fitted with a range of Murdoch Troon wall units, base units and drawers with solid wooden work surfaces over, ceramic sink unit and drainer with mixer tap above, integral Neff appliances to include an oven, microwave combination oven and four ring gas hob with extractor fan over, Smeg dishwasher, spaces for a fridge freezer and breakfast table and a decorative solid fuel range cooker.

### REAR ENTRANCE PORCH

3' 8" x 5' 10" (1.14m x 1.80m) , with UPVC window and door to the rear garden and tiled flooring.

### PANTRY

6' 11" x 3' 8" (2.12m x 1.12m) , with quarry tiled flooring, shelving and electric storage cells for the solar panels.



### UTILITY ROOM

10' 7" x 12' 4" (3.23m x 3.77m) , with natural Limestone tiled flooring, double Belfast sink, space for automatic washing machine and tumble dryer, partly tiled walls, vertical radiator and door to WC.



#### WC

With window to the side aspect, WC, wash hand basin, tiled flooring and partly tiled walls.

#### FAMILY ROOM

16' 7" x 11' 0" (5.08m x 3.36m) , with UPVC windows to the side aspects providing an abundance of natural light, two freestanding Art Nouveau cast iron radiators, Georgian wide solid pine flooring and access to roof void.

#### CELLAR

12' 0" x 6' 8" (3.67m x 2.05m) , with barrel vaulted ceiling and lighting.



#### FIRST FLOOR GALLERIED LANDING

With Georgian wooden staircase, arch sash window to the front aspect and doors to three bedrooms and bathroom.

#### FAMILY BATHROOM

6' 11" x 6' 4" (2.11m x 1.95m) , with glass panelled window to the rear aspect, roll top bath with ball and claw feet, shower, WC and wash hand basin, vertical heated towel rail, freestanding cast iron radiator, solid ash wood flooring and a feature curved wall.

#### BEDROOM 1

13' 8" x 12' 5" (4.17m x 3.79m) , with wooden glass panelled sash window to the front aspect, decorative fireplace, picture rail and door to dressing room.



#### DRESSING ROOM

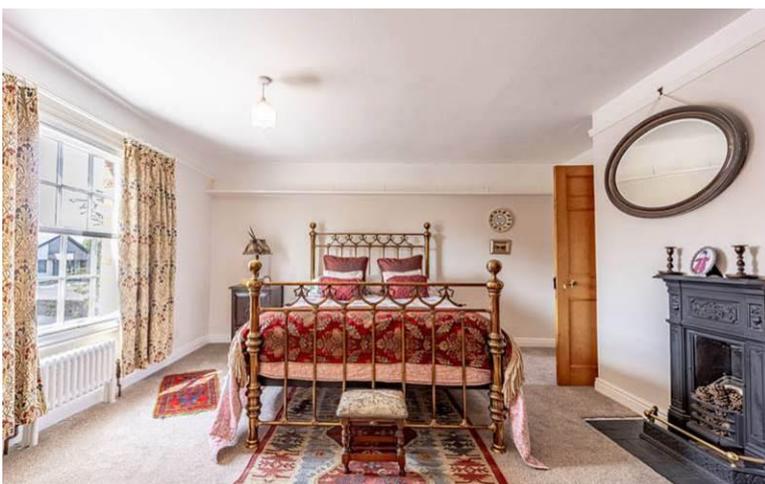
7' 6" x 6' 6" (2.29m x 2.00m) , with glass panelled window to the rear aspect, fitted cupboards, concealed gas central heating boiler. In the agents opinion the dressing room is primed for conversion into an en-suite, if required.

#### BEDROOM 2

11' 6" x 11' 2" (3.53m x 3.41m) , with wooden glass panelled sash window to the front aspect, radiator, fitted cupboard and picture rail.

#### BEDROOM 3

8' 6" x 8' 10" (2.60m x 2.70m) , with wooden glass panelled sash window to the side aspect and radiator.



#### INTEGRAL DOUBLE GARAGE

18' 11" x 16' 2" (5.79m x 4.95m) , with up and over door to the front aspect, UPVC window to the side aspect, doors to the office, workshop and the family room.

#### OFFICE

10' 8" x 12' 1" (3.27m x 3.70m) , with glass panelled window to the rear aspect, power and lighting.



## WORKSHOP

12' 4" x 12' 7" (3.78m x 3.84m) , with glass panelled window to the side aspect, door to the rear garden, power and LED lighting.

## DETACHED DOUBLE GARAGE

18' 2" x 19' 5" (5.56m x 5.92m) , with two up and over doors to the front aspect, door to the side aspect, power and LED lighting.

## SINGLE GARAGE AND STORE

11' 6" x 15' 1" (3.53m x 4.60m) , with double wooden garage doors to the front aspect, service door to the front aspect, power and lighting.



## OUTSIDE

There is well-kept blue brick paved path to the front door with flowerbeds and climbing Wisteria vines. There is gated access to a gravelled driveway providing ample off road parking and giving access to the range of Garages and garden beyond.

There is a covered food prep store with a sink and shelving. The formal lawned garden has a water feature, pond, an allotment area, shed and a greenhouse, an orchard with a range of fruit trees and views over open countryside. There is also a brick built pigsty shelter with runs to the front and brick walling.



## SUMMER HOUSE

12' 2" x 8' 10" (3.71m x 2.71m) , with leaded windows and double doors to the front aspect.

The property benefits from solar panels generating electric power that is stored on site via a battery storage system and sold back to the Power companies when not required.

### WEBSITE

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### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £10 commission to the individual member of staff who generated the appointment.

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### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

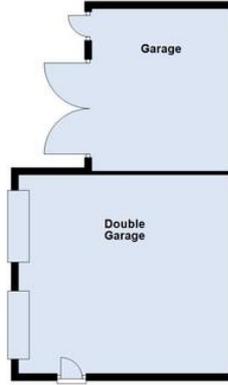
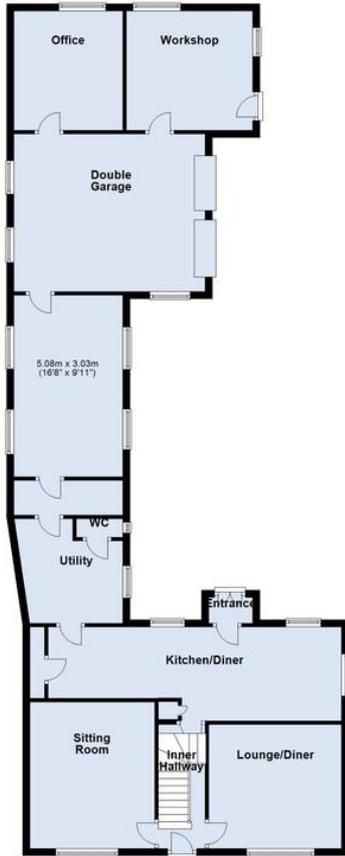
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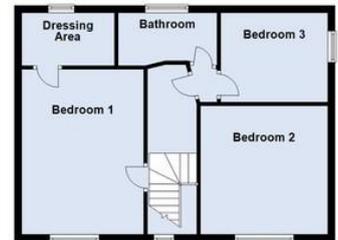


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Ground Floor



First Floor



For illustration purposes only  
Plan produced using PlanItUp

VIEW FROM THE REAR OF THE PROPERTY



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