



91 Halton Road
Spilsby, Lincolnshire, PE23 5LD

£385,000

4 Bedroom Detached House

- Freehold
- Four Bedrooms
- Ample off road parking and large gardens
- Spacious Rooms
- Beautifully Presented Throughout
- Utility Room
- Viewing Advised
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 91 Halton Road, Spilsby, Lincolnshire, PE23 5LD](#)



Overview

Offering an impressive combination of character, space and generous outside areas, this beautifully presented four-bedroom home occupies a convenient position within walking distance of Spilsby town centre, while enjoying a more peaceful setting towards the outskirts of the town.

One of the standout features of the property is the extremely generous and well-established garden, offering an abundance of outdoor space with extensive lawned areas, mature plants, shrubs and trees. A substantial driveway provides ample off-road parking for multiple vehicles, extending alongside the property and providing further parking to the rear.



Internally, the accommodation is equally impressive and provides a particularly flexible layout. The ground floor offers three separate reception rooms, including a lounge, sitting room and dining room, with the dining room currently utilised as a games room. There is also a breakfast room with a wood-burning stove which opens into the modern kitchen, together with a useful utility room, shower room and entrance hall.

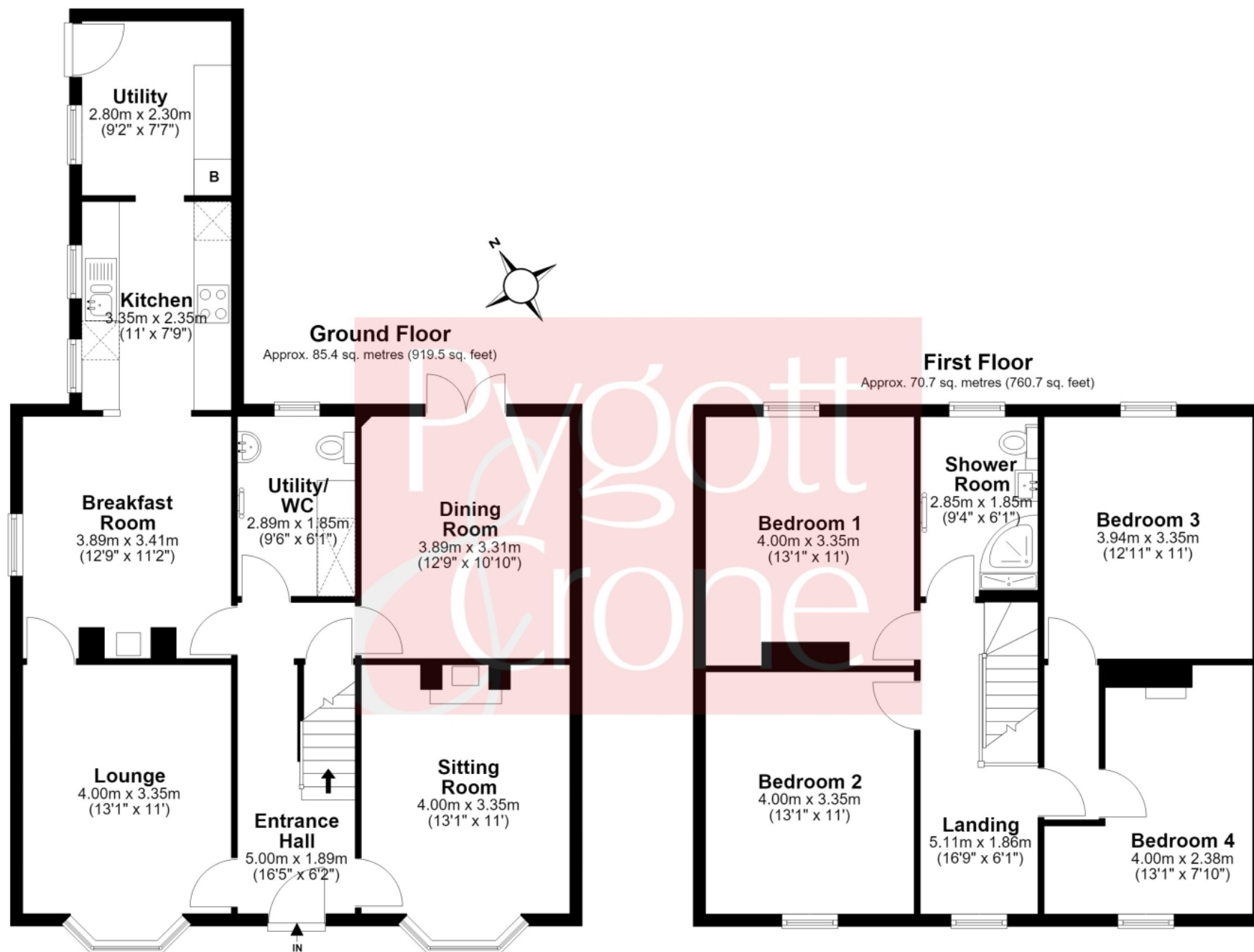
The first floor provides four generous double bedrooms and a family shower room. The property also benefits from gas central heating and uPVC windows and doors, with sash-style windows helping to retain the character of the home.

With spacious and versatile accommodation, a large established garden, extensive parking and Spilsby town centre just a short walk away, this is a fantastic family home which needs to be viewed to appreciate the space and setting on offer.

Agent's Note: Due to the recent prolonged period of extremely dry weather and limited rainfall, the gardens are not currently looking at their best. The gardens have been thoughtfully designed, established and maintained by the current owners and, under normal seasonal conditions, provide a particularly attractive and impressive setting to the property.





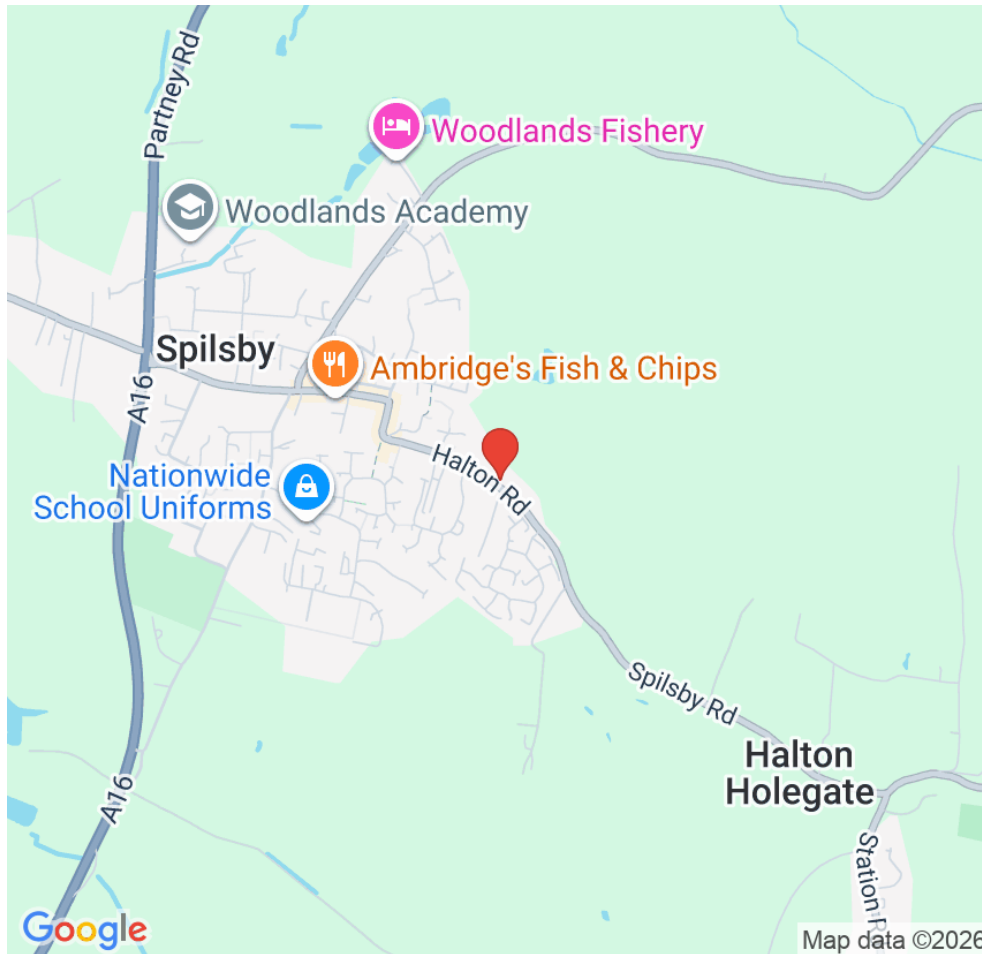


Total area: approx. 156.1 sq. metres (1680.2 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







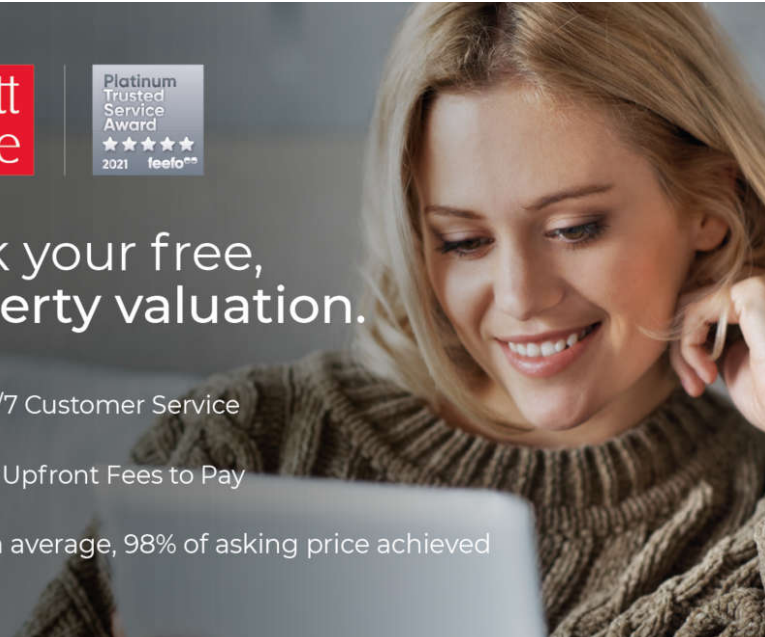







Book your free, property valuation.

-  24/7 Customer Service
-  £0 Upfront Fees to Pay
-  On average, 98% of asking price achieved



Pygott^{Plus}

YOUR PERSONAL PROPERTY JOURNEY

- + Register your buyer's criteria
- + Access online viewings
- + Access property documents
- + Available 24/7 wherever you are
- + Easy to activate, easy to use




Houses. Homes. Harmony.



91 Halton Road, Spilsby
is on the market with our Boston branch

24 Wide Bargate, Boston PE21 6RX

01205 359111