

22, Raithby Road

Hundleby, Spilsby, PE23 5NH

BELL







22 Raithby Road is a spacious, three-bedroom semi detached property requiring a scheme of updating. Located to the northern edge of this popular village, the property enjoys a bright East-West facing position with garden and driveway to the front and a lawned garden to the rear.

Accommodation comprises: entrance hallway, lounge, dining kitchen; bathroom, utility, side hallway and boiler room to the ground floor; three bedrooms above including master with w/c and front aspect to the mature horse chestnut tree and hillside farmland behind.

ACCOMMODATION

Lounge
Having uPVC double glazed bay window to front, light to ceiling. Tiled fireplace, radiator, multiple power points.

Kitchen / Dining Room
With uPVC double glazed windows to side and rear, lights to ceiling. Storage units to base and wall levels, sink and drainer to roll edge worktop. Carpet, radiator, multiple power points. Open fronted, under stairs storage space.

Utility
Having uPVC double glazed windows to front and side, light to ceiling. Storage units to base and wall levels, roll edge worktop. Sink and drainer. Multiple power points.

Boiler Room
With light to ceiling, wall mounted boiler, hot water cylinder.

Bathroom
With obscure glazed window to side, light to ceiling. Low level wc, pedestal sink, bath with shower over and tiled surround. Vinyl flooring, radiator.







Bedroom 1
With uPVC double glazed window to front, light to ceiling. Feature fireplace, built in storage space and wood door to W/C with pedestal sink. Carpet, radiator, multiple power points.

Bedroom 2
Having uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points. Built in storage.

Bedroom 3
Having uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points.

Outside
The property is approached through vehicle gates and up a driveway suitable for two vehicles, leading to gravelled parking and turnaround space and the garage. The front garden is lawned with a mature horse chestnut tree before the hedged boundary and is complete with a small pond and flower bed.

The rear garden is lawned with mature borders, contained by mixed fencing to the sides and rear. Leading off the side of the property is a lean-to greenhouse while to the rear corner is a timber shed.

Garage
Of sheet construction; with up and over door to front and door to side.

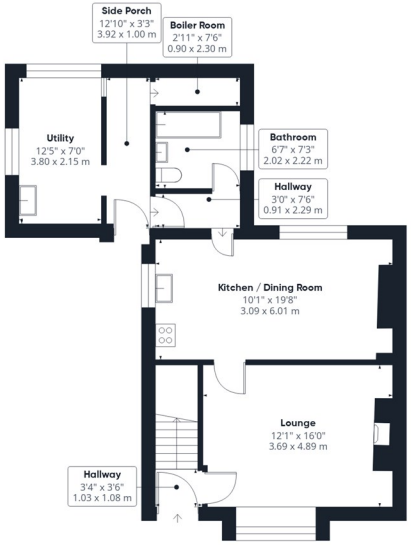
COUNCIL TAX: – Tax band: B

ENERGY PERFORMANCE RATING; E

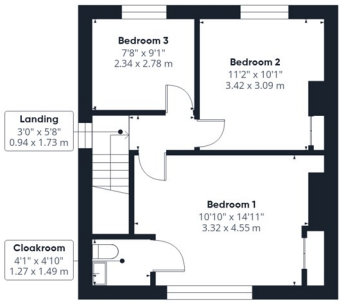
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

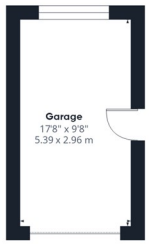
Tel: 01507 522222
Email: horncastle@robert-bell.org
Website: www.robert-bell.org



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

1221 ft²

113.5 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

DISCLAIMER
Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
- 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.

Old Bank Chambers, Bull Ring, Horncastle, LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org
www.robert-bell.org