



The Belfry
Church Street, Candlesby, Spilsby. PE23 5RY

BELL



The Belfry Candlesby

The Belfry is a charming, two-bedroom semi-detached cottage; enjoying a bright, South-West facing position with a generous front garden. Convenient for the coast, and the market town of Spilsby, the property enjoys two reception spaces, alongside a kitchen, utility and ground floor shower room; with two bedrooms and bathroom to the first.

Driveway and (timber) garage parking are available, with the property located off Church Street, which loops round to the A158.

ACCOMMODATION

Entrance Hallway with main entrance door and uPVC double glazed window to front; tiled floor, radiator and ceiling light. Wood glazed doors to utility, kitchen and to:

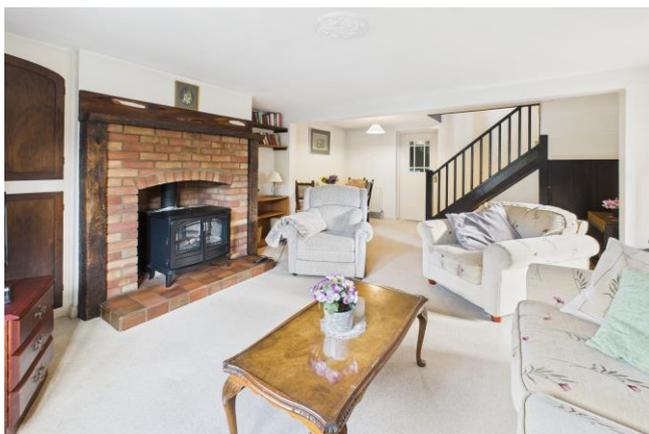
Lounge having uPVC double glazed windows to front and wood double glazed windows to rear aspect; carpeted floor, radiators, TV point, ceiling lights and power points.

Utility having wood double glazed window to rear aspect; sink and drainer to roll edge worktop with space and connections for under counter washing machine. Tiled floor, radiator, ceiling light and power points. Open doorway to:

Shower Room comprising shower cubicle with tiled flooring, low level WC and wash hand basin. Tiled floor and ceiling light.

Breakfast Kitchen having uPVC double glazed window to rear aspect; storage units into base and wall levels, sink and drainer to roll edge worktop with space and connections for upright fridge-freezer and electric cooker. Tile effect flooring, radiator, ceiling light and power points. Wood glazed door to:

Living - Dining Room having uPVC double glazed window to front; wood arched window to side aspect; brick and tile fireplace with oak mantle, carpeted floor, built in cupboard





housing the wall mounted boiler, radiator, ceiling and wall lights and power points. Carpeted staircase to:

First Floor

Landing across split levels with carpeted floor, uPVC double glazed window to side aspect. Doors to first floor accommodation.

Bedroom having uPVC double glazed window to front aspect; carpeted floor, built in storage space, radiator, loft access hatch, ceiling light and power points.

Bathroom having bath with shower attachment, pedestal wash hand basin and low level WC. Tile effect flooring, tiles to half height to walls, built in storage space, radiator and ceiling light.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached via a gravel driveway, providing off road parking and leading to the timber framed **Garage / Workshop**. The front garden is predominately laid to lawn with paved patio seating space, gravelled beds and mature flowers, shrubs and trees throughout.

To the rear are further mature, raised, flower beds with a concrete path leading across the rear.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: tbc

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 Office
Old Bank Chambers, Horncastle. LN9 5HY.

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