



50B SPILSBY ROAD
HORNCASTLE, LN9 6AW

£200,000
FREEHOLD

NO ONWARD CHAIN!

50B Spilsby Road is a modern, three-bedroom semi-detached family home; within convenient distance of the services & amenities found in Horncastle. Boasting a large living room, alongside dining kitchen, utility and cloakroom to the ground floor; three bedrooms and family bathroom complete the first.

The property enjoys parking space to the front, a gravelled area to the side and lawned rear garden.





Ground Floor



Floor 1



Approximate total area^m
837 ft²
77.8 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: **Council Tax Band:** B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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