



17 POST OFFICE LANE SPILSBY, PE23 5LQ

£315,000
FREEHOLD

17 Post Office Lane is a beautifully presented, four-bedroom family home. Enjoying a bright, South-facing front Lounge and open-plan Living-Dining-Kitchen, the property steps out to a private, secure rear garden with patio, lawned and timber decked areas – and a Summerhouse / Bar. The ground floor continues with Utility and Shower Room; with the first home to all four Bedrooms, including two with built-in wardrobe space, and the Family Bath & Shower Room.

Located on a no-through road position, the property has dedicated parking space for two vehicles and is within convenient walking distance of Spilsby's services, amenities and schooling; and public transport links to the coast, and the city of Lincoln.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area^m
 1703 ft²
 158.4 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: C**

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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