



CHOICE PROPERTIES

Estate Agents

7 Church Street,
Spilsby, PE23 5EF

Asking Price £475,000



Choice Properties are thrilled to offer this truly exceptional and rarely available five-bedroom family home, arranged over three impressive floors. Dating back to circa 1840, the property beautifully blends timeless character with generous living space throughout. Highlights include striking 13-foot high ceilings, elegant sash windows, feature fireplaces, wood-burning stoves, and approximately half an acre (sts) of stunning gardens — perfect for family life and entertaining. Ideally situated in the heart of Spilsby, the home enjoys excellent access to local schools, transport links, and healthcare facilities. This is a standout property that must be viewed to be fully appreciated — early viewing is highly recommended.

With its endless character and charm, original features and spacious accommodation comprising :

Entrance Vestibule

15'4 x 10'2

Windows to side and front, tiled floor, two radiators.

Hallway

Stairs to first floor landing, door and stairs to basement, radiator.

Kitchen / Dining Room

29'6 x 10'

Windows to front and side, range of eye level and base units, worktop space, one and half bowl inset sink with mixer tap and drainer, built in double oven, hob and extractor fan, built in microwave oven, space for appliances, open plan to dining area with feature fireplace with wood burner, stairs to mezzanine floor, radiator.

Pantry

Walk-in pantry with window to side, range of eye level and base units, space for appliances, tiled floor.

Lounge

21'2 x 13'5

Box bay sash windows to rear, views over rear garden, feature fireplace with wood burner, two radiators.

Dining Room

20'6 x 14'8

Box bay window to rear, feature fireplace, two radiators.

Landing

Window to side, stairs to second floor landing.

Bedroom One

16'8 x 14'8

Window to rear, fitted open wardrobes, feature fire place, two radiators.

Bedroom Two

16'6 x 13'5

Window to rear, feature fire place, built in wardrobes, radiator.

Bedroom Three

12'3 x 11'4

Window to front, build in wardrobe, feature fireplace, radiator.

Bathroom

11'7 x 9'9

Window to front, white suite comprising high level w.c, free standing bath with mixer tap and shower attachment, twin vanity wash hand basins with tiled splash back, tiled shower cubicle, built in storage cupboards, airing cupboard housing boiler, part tiled walls, radiator.

Second Floor Landing

Window to rear, built in storage cupboard.

Reception Room

17'2 x 14'8

Two Velux style windows, window to side, feature fire place, built in storage space, worktop space, inset sink with mixer tap, two radiators, door to:

Bedroom Four

13'9 x 11'4

Two Velux style windows, built in wardrobes, radiator.

Bedroom Five

14' x 13'4

Two Velux style windows, window to side.

Bathroom

14'7 x 11'9

Window to side, white suite comprising low level w.c, vanity wash hand basin with mixer tap, free standing roll top bath with centre mixer tap and shower attachment, walk in shower, tiled floor, radiator.

Basement

Stairs leading from inner hallway to basement.

Externally

Laundry Room

Space for appliances, worktop space, power, stainless steel sink with mixer and drainer, light and plumbing, outside w.c, coal house, covered seating area.

Workshop

Door access, power.

Driveway

Large driveway providing off road parking space, gated.

Garden

Gardens to the front and rear of the property, vegetable patch, pond, covered area, fire pit, patio areas, flowers, trees and shrubs, summer house, green house and shed.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Viewing Arrangements

Contact Choice Properties on 01507 462277

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

3319 ft²

Reduced headroom

22 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

As you enter Spilsby the property can be found on the right hand side.

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

