



## 4 bed detached house to buy in

Spilsby Road, Horncastle, Lincolnshire,  
LN9 6AL

**£205,000** Starting Bid

 x 4  x 2  x 3

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Substantial four-bedroom detached home with huge
- ✓ Excellent project opportunity: Ideal for buyers looking to add value
- ✓ Originally two semi-detached properties: Partially converted into one dwelling

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This substantial four-bedroom detached home offers a rare and exciting opportunity for buyers looking for a project with genuine scope to add value. Originally two semi-detached properties, the home has been partially converted into one dwelling, and now presents a flexible layout with plenty of potential for reconfiguration, modernisation and improvement — ideal for investors, developers or buyers with vision.

Important note: Photos 3, 4, 5, 6, 7, 8 and 9 have been professionally virtually refurbished. The room measurements remain the same; the virtual refurbishment has been included to help you envision what could be achieved with the space.

Internally, the property still retains features of its original configuration, including two staircases, two kitchens, and two bathrooms (one located on the ground floor and one on the first floor). With the right investment and imagination, this could be transformed into a fantastic family home, or potentially adapted to suit multi-generational living or other requirements (subject to any necessary consents).

Externally, the property benefits from off-road parking, along with rear courtyard spaces positioned either side of the outbuildings — offering useful outdoor areas that could be further enhanced. An added benefit of this property is it's excellent eco-friendly set up to help reduce day-to-day energy costs. It has a dedicated electric vehicle charger, it also features solar panels and the solar battery system that allows you to store generated electricity for later use.

This is a home with a lot of potential and an opportunity to create something truly special. For further information on the Secure Sale process and to arrange a viewing, please contact Walters of Lincolnshire.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £205,000

Property Type: Detached House

Parking: Driveway

Year built: 1900

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: Yes

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

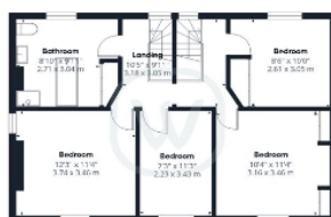


**Approximate total area\***

1497 ft<sup>2</sup>  
 139 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>  
 1.4 m<sup>2</sup>

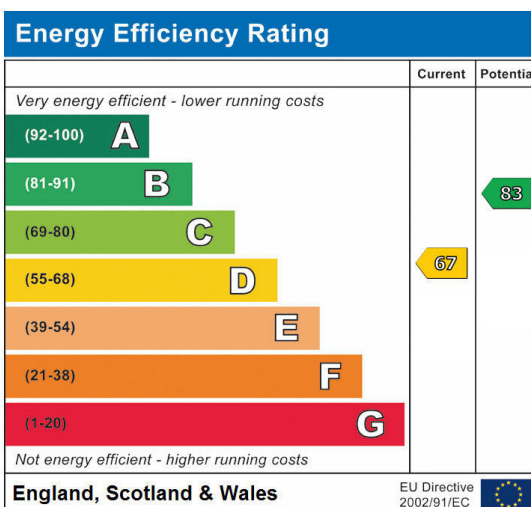


(\*) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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

GIRAFFE360



Spilsby Road, Horncastle, Lincolnshire, LN9 6AL

Contact your local branch today for more information on this property:

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