

17, Post Office Lane

Spilsby, Lincolnshire, PE23 5LQ

BELL









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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 build in wardrobe space, and the Family Bath & Shower Room.

Located to 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.

ACCOMMODATION



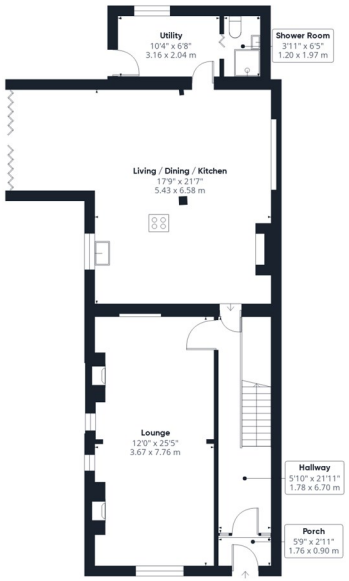








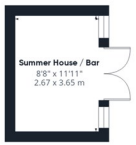




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

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.

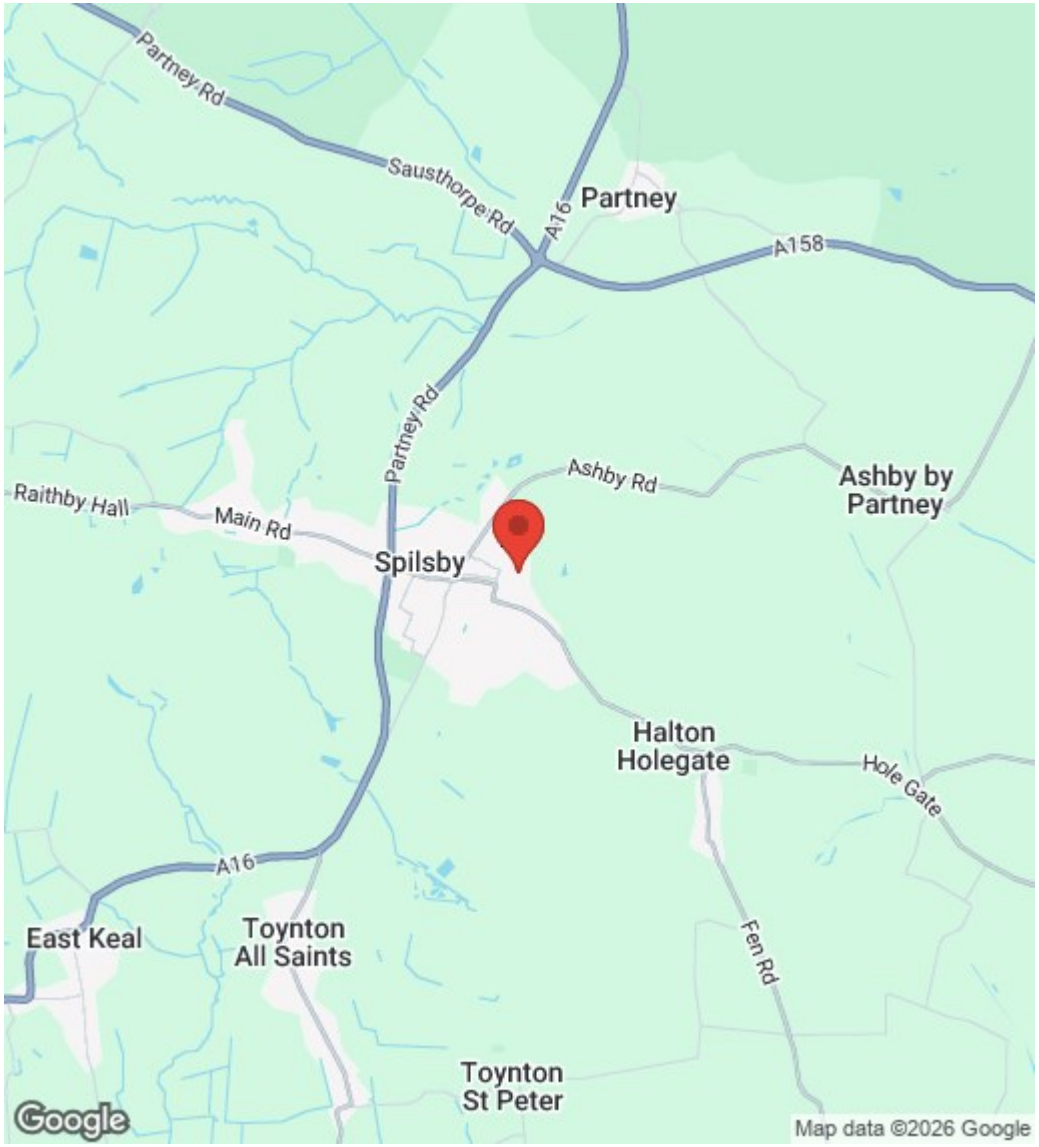
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WELCOME







COUNCIL TAX: – Tax band: C

ENERGY PERFORMANCE RATING; D

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 Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222
Email: horncastle@robert-bell.org
Website: www.robert-bell.org

Brochure prepared: 10th November 2026

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