



Newtown, Spilsby, Lincs, PE23 5LE

- REFURBISHED TWO DOUBLE bedroom, TWO reception terraced HOUSE, ONLY a council tax band 'A'
- Previously REPLACED UPVC double glazing including external doors
- Previously REPLACED ELECTRICAL consumer unit
- Fibreglass extension ROOF and replaced rear render
- Entrance lobby, LOUNGE with feature fireplace, BREAKFAST room
- NO 'upward CHAIN', REPLACED KITCHEN and BATHROOM
- Mains GAS CENTRAL HEATING with previously REPLACED BOILER and RADIATORS
- NEW internal doors, some ceilings and architrave
- Front garden and WEST facing SECLUDED rear GARDEN
- CONVENIENT for well serviced historic TOWN CENTRE

Guide Price £125,000



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DESCRIPTION

This is a well presented two double bedroom, two reception, terraced house that has been refurbished and works include replaced kitchen and bathroom (with separate shower over the bath), previously replaced UPVC double glazing (including external doors), replaced boiler and radiators (mains gas central heating), electrical consumer unit, internal doors, fibre glass roof and render to the ground floor extension, and new flooring, all in a convenient cul-de-sac location for the centre of the well serviced historic market town of Spilsby and there is NO 'upward CHAIN'.

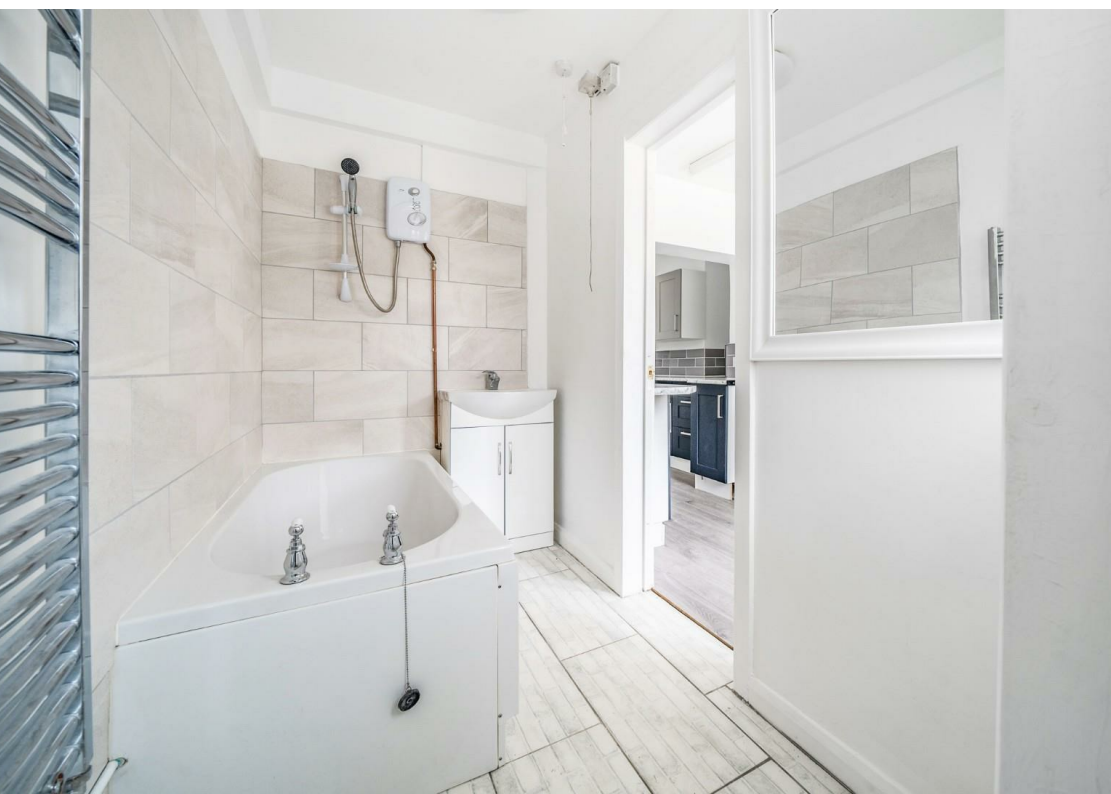
The property consists of entrance lobby, lounge with feature fireplace, breakfast room with opening off to the kitchen, bathroom and W.C, landing, master bedroom and second double bedroom with built in double fronted wardrobe and deep cupboard.

Outside the property consists of front garden that may be utilised for parking as neighbours have done, westerly facing generous rear garden for this type of property, and there is a pedestrian right of way across the neighbour's property, for council bins etc.

It also benefits from UPVC double glazing including external doors, mains gas central heating with replaced boiler and radiators, is only a council tax band 'A' currently £1477.81 gross per annum, and the property is offered freehold.

Spilsby is a well serviced vibrant historic market town centre of Spilsby, birthplace of Sir John Franklin the arctic explorer, and has a major supermarket, restaurants, tearoom, open air market, doctors, dentist and sought after schooling.

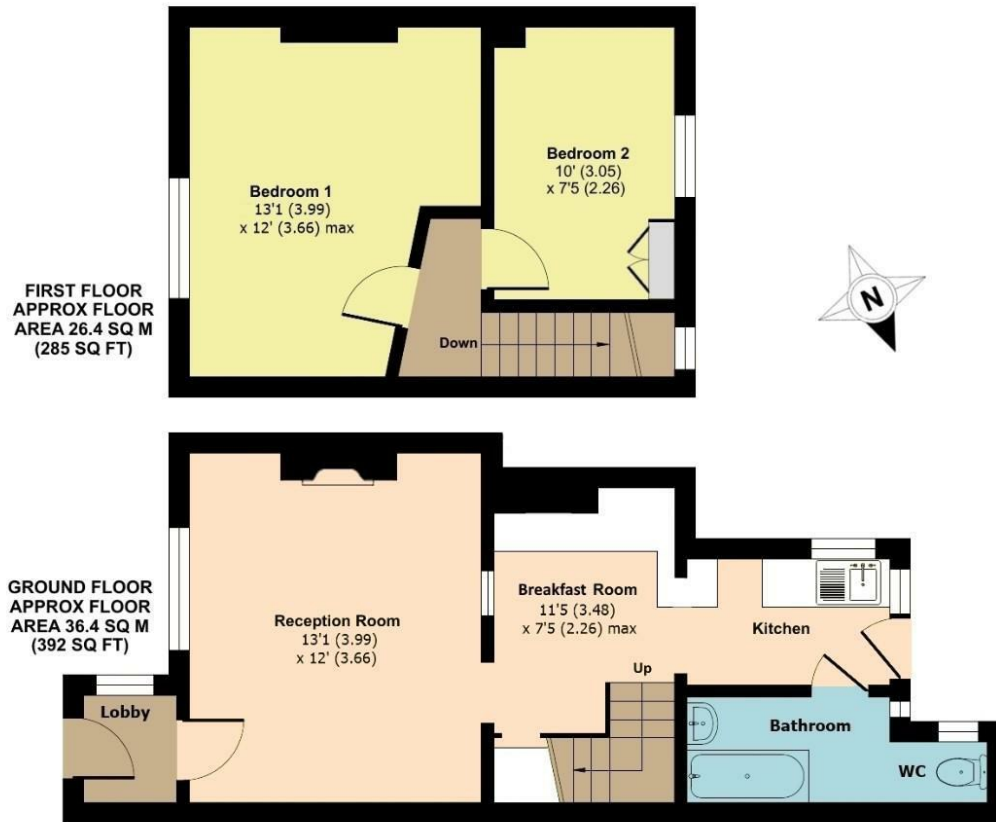




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Approximate Area = 677 sq ft / 62.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2022. Produced for Hunters Property Group. REF: 845976

Viewings

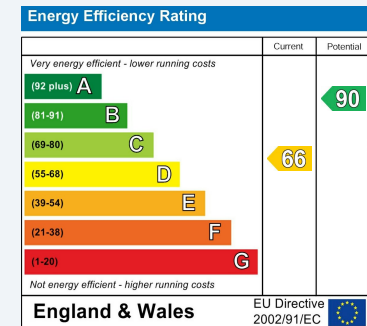
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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