



£159,950

19 Spilsby Meadows, Spilsby, Lincolnshire, PE23 5GA

NEWTONFALLOWELL



Spilsby Meadows,
Spilsby, Lincolnshire, PE23 5GA
£159,950 Freehold

NEWTONFALLOWELL 

A mid-terrace three storey house in a popular residential area on the outskirts of Spilsby but within walking distance to the town centre and its amenities. Having accommodation comprising: entrance hall, cloakroom, kitchen, lounge and sun room to ground floor. Two bedrooms and family bathroom to first floor. Master bedroom with en-suite to second floor. Outside the property has an enclosed rear garden and there is allocated parking to the rear. The property benefits from gas central heating and double glazing.



ACCOMMODATION

The accommodation in brief comprises:

ENTRANCE HALL

CLOAKROOM

KITCHEN

11'0" x 6'4" (3.35m x 1.93m)

LOUNGE

12'1" x 13'4" (3.68m x 4.06m)

SUN ROOM

11'10" x 7'5" (3.61m x 2.26m)

FIRST FLOOR LANDING

BEDROOM TWO

13'5" x 8'5" (4.09m x 2.57m)

BEDROOM THREE

7'11" x 6'5" (2.41m x 1.96m)

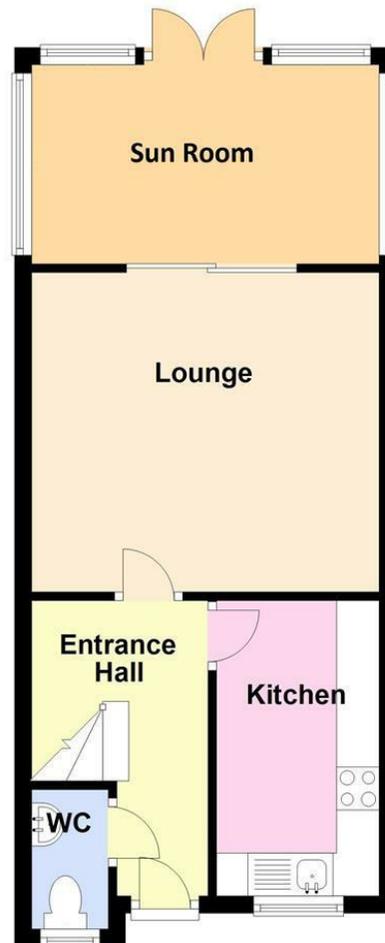
FAMILY BATHROOM

SECOND FLOOR MASTER BEDROOM

13'4" x 11'0" (4.06m x 3.35m)

EN-SUITE

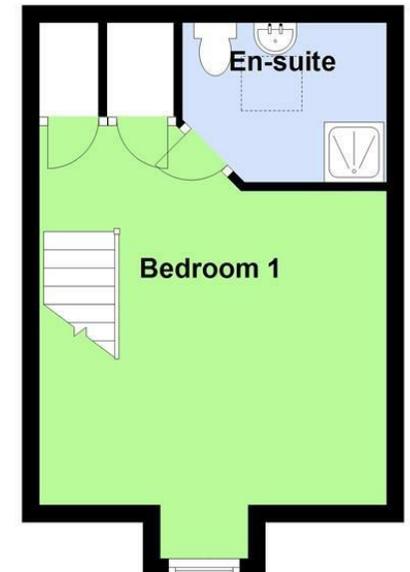
Ground Floor
Approx. 39.8 sq. metres (428.0 sq. feet)



First Floor
Approx. 29.4 sq. metres (316.2 sq. feet)



Second Floor
Approx. 23.6 sq. metres (253.7 sq. feet)

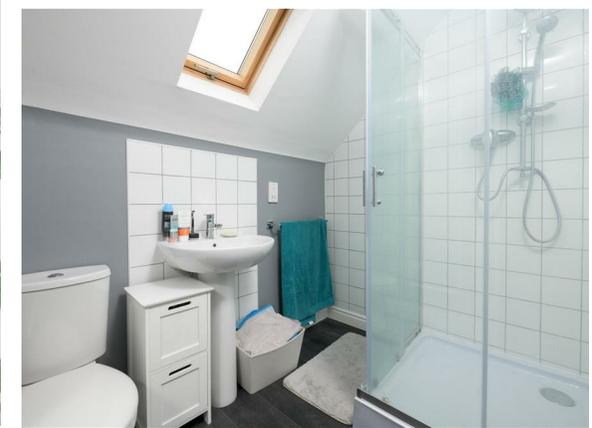


Total area: approx. 92.7 sq. metres (997.9 sq. feet)






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SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band B.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	77	
(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


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