



**£180,000**

12 Spilsby Meadows, Spilsby, Lincolnshire, PE23 5GA

**NEWTON**FALLOWELL 

Spilsby Meadows,  
Spilsby, Lincolnshire, PE23 5GA  
£180,000 Freehold

NEWTONFALLOWELL 

A link detached house in a popular residential location convenient for Spilsby Town Centre and its amenities. To the ground floor there is an entrance hall with cloakroom off, a 17' lounge with patio doors to the rear garden, a dining room through to the fitted kitchen and a utility room. To the first floor are three bedrooms and a bathroom. Outside the property has a lawned front garden, a driveway which provides off-road parking, a garage and an enclosed rear garden laid to lawn with a patio area. The property benefits from gas central heating and double glazing.



## ACCOMMODATION

The accommodation in brief comprises:

### ENTRANCE HALL

### CLOAKROOM

### LOUNGE

17'8" x 8'6" (5.40m x 2.60m)

### DINING ROOM

7'10" x 7'2" (2.40m x 2.20m)

### KITCHEN

9'2" x 7'2" (2.80m x 2.20m)

### UTILITY

5'10" x 4'11" (1.80m x 1.50m)

### FIRST FLOOR LANDING

### BEDROOM ONE

10'9" x 10'2" (max) (3.30m x 3.10m (max))

### BEDROOM TWO

12'9" x 8'10" (3.90m x 2.70m)

### BEDROOM THREE

7'10" x 6'10" (2.40m x 2.10m)

### BATHROOM

7'2" x 5'6" (2.20m x 1.70m)

### GARAGE

17'2" x 8'5" (5.23m x 2.57m)

## Ground Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



## First Floor

Approx. 30.9 sq. metres (332.1 sq. feet)



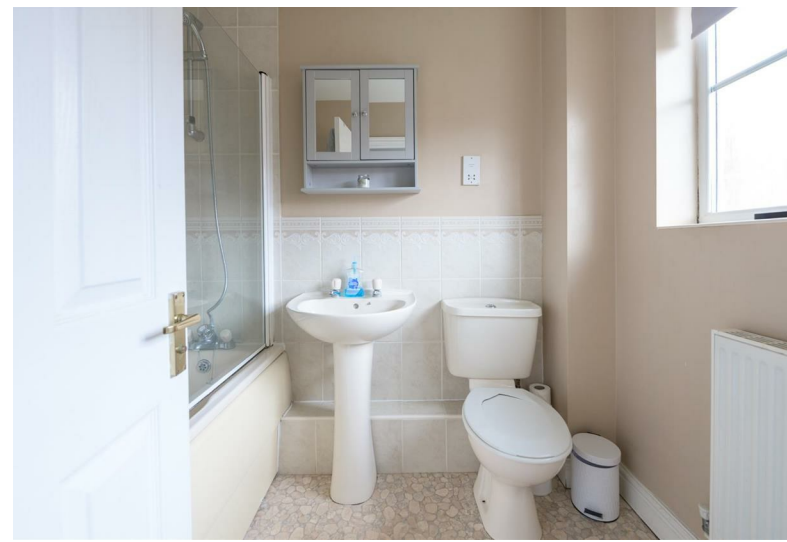


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## SERVICES

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.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	85
B (81-91)	70
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales E.U. Directive 2002/91/EC	