



**£325,000**

21 Woodland View, Spilsby, Lincolnshire, PE23 5GD

**NEWTON**FALLOWELL



Woodland View,  
Spilsby, Lincolnshire, PE23 5GD  
£325,000 Freehold

NEWTONFALLOWELL 

Perfect for a growing family, this five bedroom detached house has over 2,300 square feet of accommodation and is situated in a popular residential location within walking distance to Spilsby Town Centre and all its amenities. The property has a large and welcoming entrance hall which leads off to a cloakroom and a study. The spacious lounge has a fireplace, a window to the front and patio doors to the rear garden. Double doors from the entrance hall lead through to a formal dining room which overlooks the rear garden. A stunning breakfast kitchen has windows overlooking the rear garden, plenty of space for a dining table and is fitted with an extensive range of base & wall units with integrated appliances. Off the breakfast kitchen there is a handy utility room with a door to the side and a service door to the double garage.

A light and airy first floor landing has a window to the front and doors to all bedrooms & bathroom. The master bedroom has two dormer style windows, a dressing area with fitted wardrobes and an en-suite. Bedroom two has a window to the rear and a further en-suite. There are three more bedrooms, two with windows to the rear and one with a window to the front. Completing the first floor accommodation is the family bathroom.

Outside the property has a gravelled low maintenance front garden. A driveway provides off-road parking and leads to a double garage with two up-and-over doors. There is gated access to the good sized rear garden which is fully enclosed and laid to lawn with a paved patio area and footpaths.

Offered with the advantage of no chain, with the size and location of this excellent family home, we anticipate lots of interest so an early viewing is recommended to avoid disappointment.



## ACCOMMODATION

The accommodation in brief comprises:

### ENTRANCE HALL

### CLOAKROOM

6'11" x 3'5" (2.13m x 1.05m)

### STUDY

10'10" x 8'11" (3.31m x 2.73m)

### LOUNGE

21'1" x 11'9" (6.44m x 3.60m)

### DINING ROOM

12'5" x 10'5" (3.80m x 3.20m)

### BREAKFAST KITCHEN

17'1" x 16'0" (5.22m x 4.89m)

### UTILITY ROOM

8'10" x 7'2" (2.71m x 2.20m)



**First Floor**  
Approx. 102.9 sq. metres (1107.1 sq. feet)



**FIRST FLOOR LANDING**

**MASTER BEDROOM**

16'8" x 13'2" (5.09m x 4.03m)

**EN-SUITE**

9'4" x 5'0" (2.86m x 1.54m)

**BEDROOM TWO**

12'9" x 11'9" (3.90m x 3.60m)

**FURTHER EN-SUITE**

7'0" x 6'4" (2.15m x 1.94m)

**BEDROOM THREE**

11'9" x 8'1" (3.60m x 2.47m)

**BEDROOM FOUR**

12'11" x 9'6" (3.95m x 2.92m)

**BEDROOM FIVE**

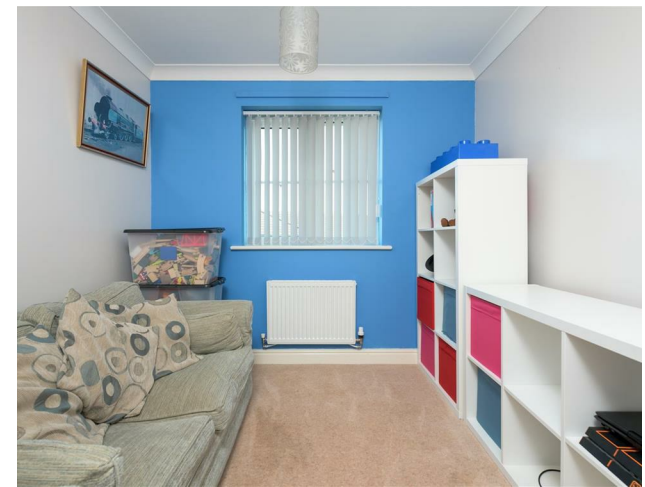
9'6" x 8'7" (2.92m x 2.63m)

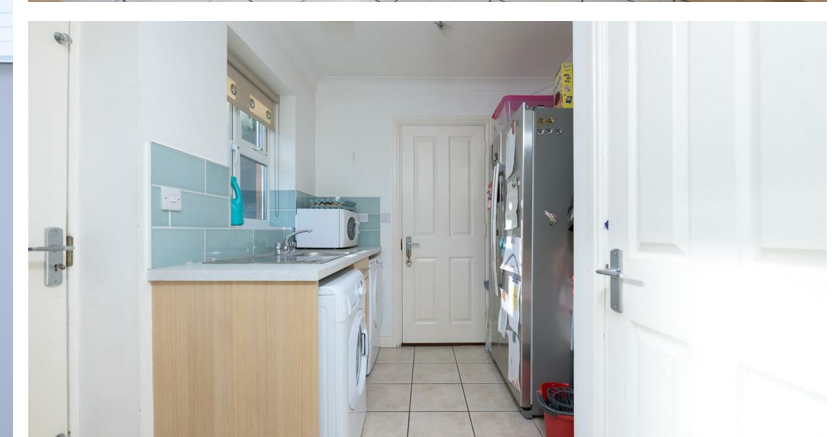
**FAMILY BATHROOM**

9'3" x 5'2" (2.82m x 1.60m)

**DOUBLE GARAGE**

18'7" x 16'9" (5.68m x 5.11m)







  
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FALLOWELL





## 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 E.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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For more information please call in the office or telephone 01790 755222.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC