



£165,000

29 Boston Road, Spilsby, Lincolnshire, PE23 5HQ



29 Boston Road,
Spilsby, Lincolnshire, PE23 5HQ
£165,000 Freehold



An end terrace house within walking distance to Spilsby Town Centre. The accommodation comprises of an entrance hall with a staircase rising to the first floor. Off the entrance hall is the lounge which has a bay window to the front, a coved ceiling, laminate flooring and a fireplace with an inset electric fire and plinths to both sides. Small pane glazed double doors lead through to the dining room which has a window to the rear, a coved ceiling, laminate flooring and a brick built mock fireplace with a slabbed hearth.

The kitchen has a window & part glazed door to the side plus a further window to the rear, a wood tongue & groove panelled ceiling and a tiled floor. The kitchen is fitted with a range of base & wall units with work surfaces & tiled splashbacks which incorporate a sink & drainer, space & plumbing for an automatic washing machine & dishwasher plus space for an electric cooker.

The first floor landing has access to a boarded loft space with a fitted up-and-over ladder and leads off to three bedrooms and a bathroom. Bedroom one has a window to the front whilst bedroom two overlooks the rear. Bedroom three has a window to the front and a bathroom completes the accommodation. The bathroom has a window to the rear, wood panelling to dado height, tile effect vinyl flooring and a built-in airing cupboard. It is fitted with a white suite which comprises of a panelled bath with an electric shower fitting over, a close coupled WC and a pedestal hand basin.

Outside the property has a small front garden and an enclosed rear paved & gravelled courtyard with a side access gate.

The property benefits from gas central heating and double glazing.



ACCOMMODATION

The accommodation in brief comprises:

ENTRANCE HALL

LOUNGE

14'0" x 13'0" (4.27m x 3.96m)

DINING ROOM

11'11" x 11'8" (3.63m x 3.56m)

KITCHEN

16'10" x 9'11" (5.13m x 3.02m)

FIRST FLOOR LANDING

BEDROOM ONE

13'0" x 11'3" (3.96m x 3.43m)

BEDROOM TWO

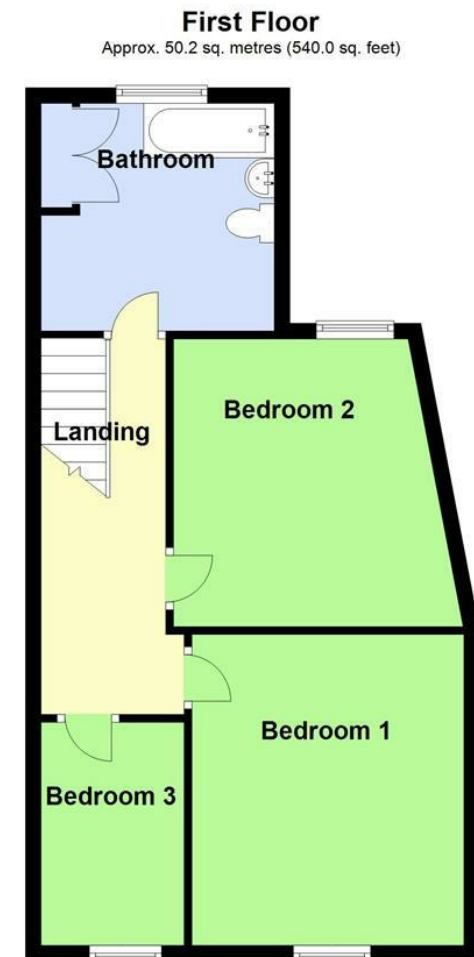
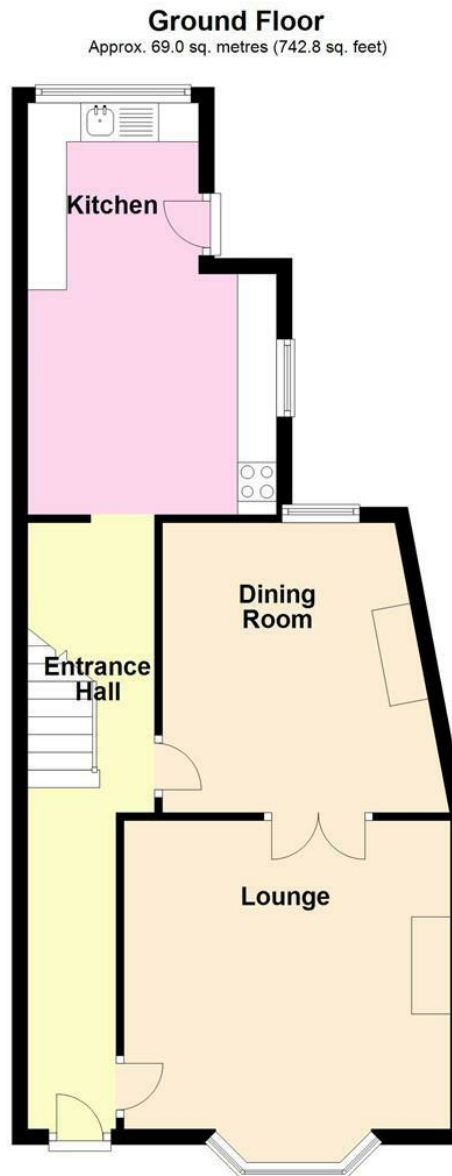
11'11" x 11'8" (3.63m x 3.56m)

BEDROOM THREE

9'4" x 6'0" (2.84m x 1.83m)

BATHROOM

10'0" x 9'8" (3.05m x 2.95m)



Total area: approx. 119.2 sq. metres (1282.8 sq. feet)



 **NEWTON
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 B.

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.

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 01790 755222.



t: 01790 755222
e: spilsby@newtonfallowell.co.uk
www.newtonfallowell.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC