



13 Spilsby Meadows, Spilsby, PE23 5GA



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Freehold

£165,000



Key Features

- Terrace house
- Three bedrooms
- Lounge & dining room
- Kitchen & garden room
- Cloakroom & bathroom
- Enclosed rear garden
- Allocated parking
- EPC rating C





A terraced house in a popular residential location within walking distance to Spilsby Town Centre. Having accommodation comprising: entrance hall, cloakroom, lounge, dining room, kitchen and garden room to ground floor. Three bedrooms and bathroom to first floor. Outside the property has an enclosed rear garden and allocated parking. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Steps up to the part glazed front entrance door leading to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

CLOAKROOM

Having radiator, close coupled WC and hand basin.

LOUNGE

4.45m x 3.48m (14.6ft x 11.4ft)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator and understairs storage cupboard.



DINING ROOM

2.96m x 2.12m (9.7ft x 7ft)

Having radiator, dado rail and tiled floor. Part glazed uPVC door with side screen through to the garden room and opening to the:

KITCHEN

2.76m x 2.29m (9.1ft x 7.5ft)

Having sealed unit double glazed uPVC window to rear elevation overlooking the garden room, inset ceiling spotlights and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with space for american style fridge/freezer, cupboards & drawers under, cupboards & gas fired boiler providing for both domestic hot water & heating over. Further work surface return with space for range style cooker, cupboards under, cupboards & cooker hood over.

GARDEN ROOM

3.82m x 2.43m (12.5ft x 8ft)

Having two pairs of part glazed double doors to rear elevation and garden.





FIRST FLOOR LANDING

Having built-in cupboard.

BEDROOM ONE

3.58m x 2.46m (11.7ft x 8.1ft)

Having sealed unit double glazed uPVC window to front elevation, radiator and built-in wardrobe.

BEDROOM TWO

2.76m x 2.47m (9.1ft x 8.1ft)

Having sealed unit double glazed uPVC window to rear elevation, radiator and built-in wardrobe.

BEDROOM THREE

2.62m x 1.96m (8.6ft x 6.4ft)

Having sealed unit double glazed uPVC window to front elevation and radiator.

BATHROOM

Having sealed unit double glazed uPVC window to rear elevation, radiator, tiled splashbacks, wood effect flooring and shaver point. Fitted with a white suite comprising: panelled bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

The rear garden is enclosed by timber fencing with a rear access gate leading to allocated parking. The rear garden has artificial grass and a paved footpath.

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.

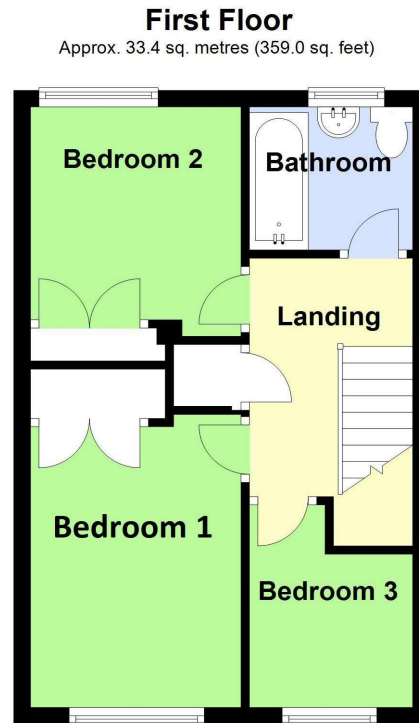
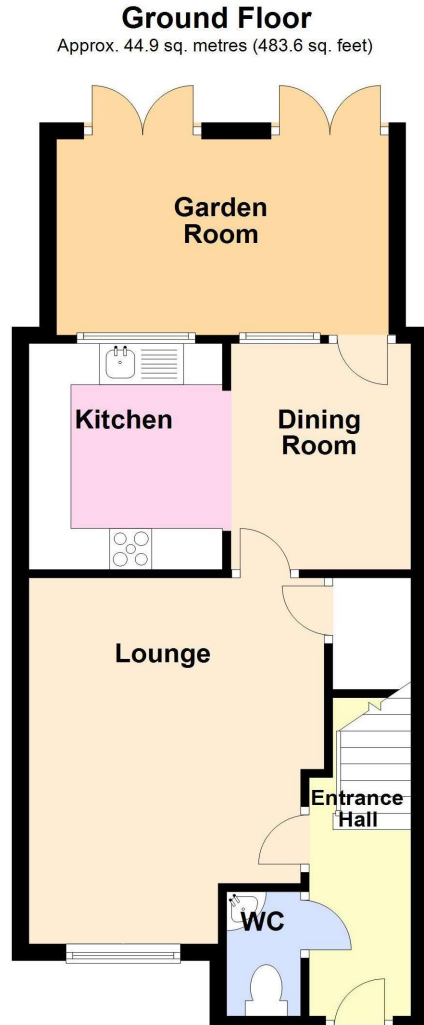
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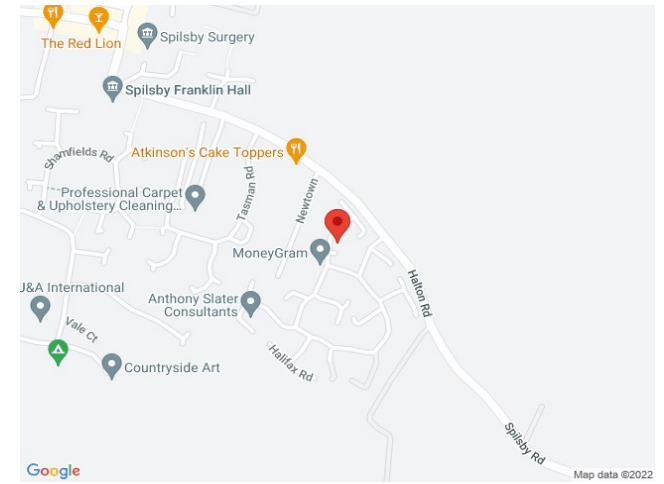


 **NEWTON FALLOWELL**

Floorplan



Total area: approx. 78.3 sq. metres (842.6 sq. feet)



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