



24 Halton Road, Spilsby, PE23 5LA



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Freehold

£390,000



Key Features

- Detached house
- Four bedrooms
- Two bathrooms & en-suite
- Utility room
- Two reception rooms
- Gas central heating
- EPC rating D





An impressive four bedroom detached house located close to the centre of the busy market town of Spilsby and therefore convenient for the main amenities. Having accommodation comprising: entrance hall, study, ground floor bedroom, dining kitchen, lounge, side hall, utility & bathroom to ground floor. Master bedroom with en-suite, two further bedrooms & shower room to first floor. The ground floor bedroom & study could be used as separate accommodation for an elderly relative or older child.

RECEPTION HALL

With under stairs cupboard, radiator and laminate wood effect flooring.

STUDY

With ornamental fireplace surround, radiator, double glazed window and laminate wood effect flooring.

BEDROOM FOUR

With panel heater, double glazed window and laminate wood effect flooring.

KITCHEN

With Flavel Range cooker and hood over, return laminate worktop and cupboard under, eye level cupboards, laminate wood effect flooring, island unit and cupboard under, double glazed window and open plan to:

DINING ROOM

With radiator and double glazed window. Open plan to:

SITTING ROOM

With three radiators, double glazed picture window and laminate wood effect flooring.

SIDE HALL

With fitted shelving, fitted fridge freezer, radiator and laminate wood effect flooring.

STAIRS TO LANDING

With built in cupboard and laminate wood effect flooring.

BEDROOM ONE

With radiator, double glazed window and laminate wood effect flooring.

PRINCIPAL BEDROOM TWO

With built in double wardrobe, radiator, double glazed window and laminate wood effect flooring.

EN-SUITE

With shower cubicle, pedestal wash basin, low flush WC, towel radiator, double glazed window and ceramic tiled floor.

FAMILY SHOWER ROOM

With shower cubicle, pedestal wash basin, low flush WC, towel radiator and double glazed window.

BEDROOM THREE

With radiator, double glazed window and laminate wood effect flooring.





BATHROOM

With roll top bath, pedestal wash basin, low flush WC, radiator, double glazed window and ceramic tiled floor.

UTILITY ROOM

With wall mounted gas central heating boiler, laminate worktop and cupboard under, radiator, plumbing for washing machine, double glazed window and ceramic tiled floor.

COVERED LOGGIA

With worktop and paved floor.

OUTSIDE

With split level garden, patio area, gardens of lawn, ornamental trees, shed, greenhouse and gravel drive.

SERVICES

Mains electricity, gas, water and drainage are understood to be connected.

LOCATION

This delightful property is located in Spilsby, a busy market town and shopping centre that is located approximately 12 miles from the coastal resort of Skegness. It is also approximately 15 miles from Boston with a railway station with connections to main east coast routes. To the north and west lie the Lincolnshire Wolds, much of which are designated 'An Area of Outstanding Natural Beauty'.



VIEWING

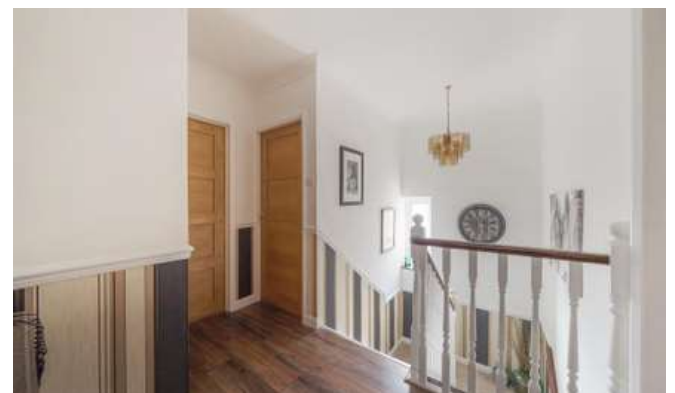
By appointment with Newton Fallowell - telephone 01790 755222.

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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Floorplan

Halton Road, Spilsby, PE23

Approximate Area = 1719 sq ft / 159.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nfbfalcon 2023. Produced for Newton Property Group. REF: 942715



Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk