



18 Spence Street, Spilsby, PE23 5EA



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Freehold

£152,000



Key Features

- Semi-detached house
- Two bedrooms
- Garden
- Parking space
- Gas central heating
- Double glazing
- EPC rating C



**** Tenant on long term contract in situ – investors only ****

A modern two bedroom semi detached house located in a residential area on the edge of the market town of Spilsby. The accommodation briefly comprises sitting room, breakfast kitchen, two bedrooms, bathroom and garden. The property has one designated off street parking space.



RECEPTION LOBBY

With stairs off.

SITTING ROOM

3.86m x 3.28m (12.7ft x 10.8ft)

With radiator and built in cupboard.

BREAKFAST KITCHEN

4.29m x 2.74m (14.1ft x 9ft)

With one and a half bowl stainless steel single drainer sink unit and cupboard under, return laminate worktop and cupboard under, Neff oven, separate hob and filter hood over, radiator and double glazed window and door.

CLOAKROOM

With low flush WC, wash basin and radiator.

STAIRS TO LANDING

With linen cupboard and boiler cupboard with wall mounted gas central heating boiler.

BEDROOM ONE

3.28m x 3.07m (10.8ft x 10.1ft)

With built in wardrobe, radiator and double glazed window.

BEDROOM TWO

3.51m x 2.11m (11.5ft x 6.9ft)

With radiator and double glazed window.

BATHROOM

With panelled bath with shower over, pedestal wash basin, low flush WC, radiator and double glazed window.

GENERAL

The property possesses a small garden area to the front, to the rear a sheltered part walled garden of lawn and has one dedicated car parking space.

SERVICES

Mains electricity, gas, water and drainage are understood to be connected. An annual service charge applies to this property.

LOCATION

This property is situated in a residential area on the edge of the centre of the active market town and shopping centre of Spilsby and is therefore convenient for the main amenities such as doctors, dentist, schools, pubs, restaurants, bistros, supermarkets and boutique shops. The coastal resort of Skegness is approximately 12 miles. Boston with rail links to main east coast routes is approximately 15 miles. 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 01799 755222.

AGENT'S NOTES

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Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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