



32 Reynard Street, PE23 5JB



Freehold

£130,000



Key Features

- Detached house
- Two bedrooms
- Open plan lounge/kitchen/diner
- Cloakroom & bathroom
- Rear courtyard
- Garage for storage
- NEW BUILD
- EPC rating TBC





A new build detached house on a small development of four homes within a short walking distance to Spilsby Town Centre. Having accommodation comprising: Open plan lounge/kitchen/diner and cloakroom to ground floor. Two bedrooms and bathroom to first floor. Outside the property has an enclosed courtyard and a garage for storage. (NO OFF-ROAD PARKING)



ACCOMMODATION

Part glazed uPVC entrance door through to the:

OPEN PLAN LOUNGE/KITCHEN/DINER

4.74m x 4.27m (15.6ft x 14ft)

Having sealed unit double glazed uPVC window to front elevation, two sealed unit double glazed uPVC windows & part glazed uPVC door to side elevation and radiator. Fitted with a range of base & wall units with work surfaces & upstands incorporating: stainless steel sink with drainer & mixer tap inset to work surface, gas hob with cooker hood over, integrated electric oven, space & plumbing for automatic washing machine.

CLOAKROOM

Having radiator, close coupled WC and pedestal hand basin.



FIRST FLOOR LANDING

Having built-in cupboard and access to roof space.

BEDROOM ONE

4.5m x 2.57m (14.8ft x 8.4ft)

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

BEDROOM TWO

3.8m x 2.94m (12.5ft x 9.6ft)

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

BATHROOM

2.69m x 1.45m (8.8ft x 4.8ft)

Having velux style window, radiator, panelled bath, close coupled WC and pedestal hand basin.

EXTERIOR

The property has an enclosed courtyard to the side and a garage for storage with up-and-over door.

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.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

THE INTERNAL PHOTOGRAPHS ARE OF A SIMILAR COMPLETED PROPERTY AND FOR GUIDANCE PURPOSES ONLY.

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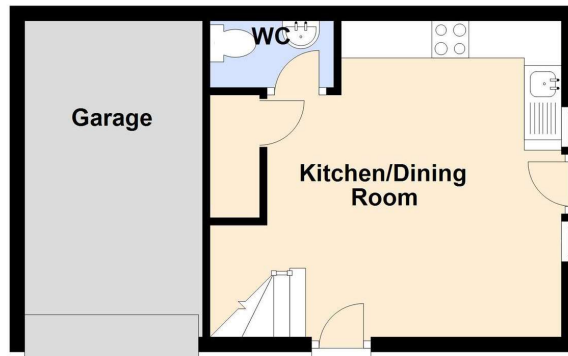




Floorplan

Ground Floor

Approx. 30.9 sq. metres (332.7 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



Total area: approx. 64.2 sq. metres (691.2 sq. feet)



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