



9 Partney Road, Spilsby, PE21 5EH



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Freehold

Offers in excess of £290,000



## Key Features

- Detached house
- Three bedrooms
- Lounge & dining room
- Conservatory
- Cloakroom & four piece bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating D





A detached house on a good sized plot in a non estate location on the outskirts of town. The property has well presented accommodation comprising: entrance porch, entrance hall, cloakroom, lounge, fitted kitchen and conservatory to ground floor. Three bedrooms and four piece bathroom to first floor. Outside the property has ample off-road parking to the front, a garage and an enclosed rear garden with workshop. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed uPVC double doors through to the:

#### ENTRANCE PORCH

Having entrance door with glazed & leaded panel, matching side screens and fanlights through to the:

#### ENTRANCE HALL

Having coved ceiling, picture rail, radiator, understairs storage cupboard and staircase rising to first floor.

#### CLOAKROOM

Having close coupled WC and hand basin.

#### LOUNGE

3.95m x 3.95m (13ft x 13ft)

Having box bay window to front elevation, two windows to side elevation, coved ceiling with moulded ceiling rose, picture rail, radiator, television aerial connection point and tiled fireplace with inset living flame style fire and wooden surround.

#### DINING ROOM

3.96m x 3.63m (13ft x 11.9ft)

Having two windows to side elevation, french doors to the conservatory, coved ceiling, picture rail, radiator and fireplace with marble back & hearth, inset living flame style fire and wooden surround.

#### KITCHEN

6.77m x 2.37m (22.2ft x 7.8ft)

Having window to rear elevation, window & part glazed uPVC door to side elevation, radiator and tiled floor.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, integrated dishwasher, space & plumbing for automatic washing machine & tumble dryer under, cupboards over. Work surface return forming breakfast bar with cupboard under. Further work surface with inset electric hob, cupboards & drawers under, cupboards & extractor over, tall unit housing integrated electric double oven with cupboards under & over and further work surface with cupboards under, cupboard over. French doors to the:

#### CONSERVATORY

3.83m x 3.7m (12.6ft x 12.1ft)

Of sealed unit double glazed uPVC frame construction with safety glass roof. Having french doors to rear elevation & garden and vinyl flooring.





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### FIRST FLOOR LANDING

Having window to side elevation, coved ceiling with moulded ceiling rose and picture rail.

### BEDROOM ONE

3.95m x 3.64m (13ft x 11.9ft)

Having box bay window to front elevation, coved ceiling, picture rail, radiator and built-in wardrobes with sliding mirror doors.

### BEDROOM TWO

3.94m x 3.05m (12.9ft x 10ft)

Having window to rear elevation, coved ceiling with moulded ceiling rose, picture rail and radiator.

### BEDROOM THREE

2.75m x 2.43m (9ft x 8ft)

Having window to front elevation, coved ceiling, picture rail and radiator.

### BATHROOM

2.9m x 2.44m (9.5ft x 8ft)

Having windows to side & rear elevations, coved ceiling, radiator, access to roof space and part tiled walls. Fitted with a suite comprising: shower enclosure with electric shower fitting, panelled bath, close coupled WC and hand basin with cupboard under.





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## EXTERIOR

To the front of the property there is a large concrete area which provides ample off-road parking and hardstanding. The driveway extends down the side of the property to a carport and the:

## GARAGE

4.23m x 2.08m (13.9ft x 6.8ft)

Having double doors to front, window to rear, light and power.

## REAR GARDEN

Being enclosed and having a block paved patio area, shaped lawn with borders, paved footpaths, gravelled beds and garden shed.

## WORKSHOP

Of concrete sectional construction with a tiled roof and a door & window to front.

## THE PLOT

The property occupies a plot of approximately 0.14 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## 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 with the lounge, dining room, landing, bedrooms one and three also having secondary glazing. The current council tax is band C.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

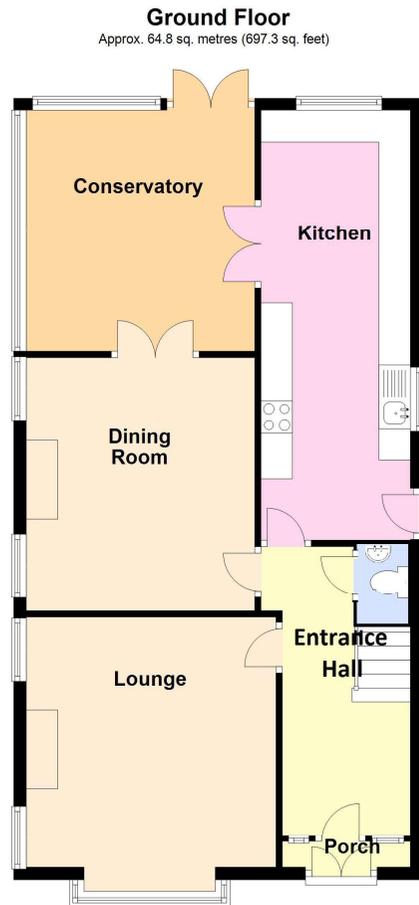




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# Floorplan



Total area: approx. 111.8 sq. metres (1203.0 sq. feet)



## 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 Spilsby

01790 755222

spilsby@newtonfallowell.co.uk