



7 Reynard Street, Spilsby, PE23 5JB



Freehold

£99,950



Key Features

- End terrace house
- Two bedrooms
- Lounge & dining kitchen
- Utility & bathroom
- Enclosed rear courtyard
- Walking distance to town centre
- EPC rating D





An end terrace house situated within a short walking distance to Spilsby town centre. Having accommodation comprising: lounge, inner hall, dining kitchen, utility and bathroom to ground floor. Two bedrooms to first floor. Outside there is an enclosed courtyard to the rear and the property benefits from gas central heating and double glazing.

ACCOMMODATION

uPVC front entrance door with fanlight above through to the:

LOUNGE

3.68m x 3.34m (12'1" x 11'0")

Having windows to front & side elevations, coved ceiling, radiator and fireplace recess.

INNER HALL

0.00m x 0.00m (0'0" x 0'0")

Having staircase rising to first floor.

DINING KITCHEN

3.68m x 3.45m (12'1" x 11'4")

Having windows to side & rear elevations, radiator, wood effect flooring and understairs storage cupboard. Work surface with tiled splashback, inset stainless steel sink & drainer, cupboard under and space for electric cooker to side. Further work surface with cupboards & drawers under, cupboards over.



UTILITY

2.06m x 1.78m (6'10" x 5'10")

Having part glazed uPVC door with side screens to side elevation, wood effect flooring, space & plumbing for automatic washing machine.

BATHROOM

2.49m x 1.85m (8'2" x 6'1")

Having window to side elevation, radiator, part tiled walls, extractor, panelled bath with shower attachment over, close coupled WC and pedestal hand basin.

FIRST FLOOR LANDING

BEDROOM ONE

3.72m x 3.36m (12'2" x 11'0")

Having window to front elevation, coved ceiling, radiator, dado rail, built-in cupboard and feature fireplace.

BEDROOM TWO

3.72m x 3.51m (12'2" x 11'6")

Having window to rear elevation, radiator and built-in cupboard.

EXTERIOR

To the rear of the property there is a small enclosed courtyard.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Ground Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



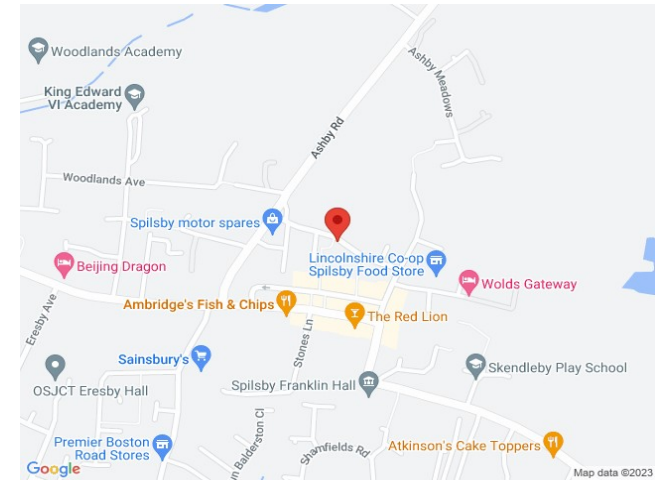
Floorplan

First Floor

Approx. 29.4 sq. metres (316.2 sq. feet)



Total area: approx. 67.7 sq. metres (728.6 sq. feet)



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