



27 Magellan Drive, Spilsby, PE23 5FB



Freehold

£185,000



## Key Features

- Detached house
- Three bedrooms
- Lounge & dining room
- Conservatory
- Cloakroom & bathroom
- Off-road parking to front for 2 cars
- Enclosed rear garden
- EPC rating D





A detached house in a cul-de-sac location within walking distance to Spilsby town centre. Having accommodation comprising: entrance hall, cloakroom, lounge, dining room, conservatory and kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking and an enclosed rear garden. The property benefits from gas central heating and double glazing.

### ACCOMMODATION

Part glazed front entrance door through to the:

### ENTRANCE HALL

Having staircase rising to first floor.

### CLOAKROOM

Having close coupled WC and hand basin.

### LOUNGE

4.51m x 3.47m (14'10" x 11'5")

Having box bay window to front elevation, coved ceiling, radiator, television aerial connection point, understairs storage cupboard and fireplace with marble back & hearth, inset gas fire and wooden surround. Small pane glazed double doors through to the:

### DINING ROOM

3.27m x 2.38m (10'8" x 7'10")

Having coved ceiling, radiator and laminate flooring. Sliding patio doors to the:

### CONSERVATORY

3.50m x 2.29m (11'6" x 7'6")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden and laminate flooring.

### KITCHEN

3.27m x 1.97m (10'8" x 6'6")

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

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under.

Work surface return with inset gas hob, integrated electric oven & cupboard under, cupboard & gas fired boiler providing for both domestic hot water & heating over. Further work surface with cupboards, drawers & fridge space under, cupboards over.



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## FIRST FLOOR LANDING

Having built-in airing cupboard.

## BEDROOM ONE

3.50m x 2.94m (11'6" x 9'7")

Having bow window to front elevation, radiator and built-in cupboard with radiator.

## BEDROOM TWO

2.64m x 2.33m (8'8" x 7'7")

Having window to rear elevation and radiator.

## BEDROOM THREE

2.33m x 1.92m (7'7" x 6'4")

Having window to rear elevation and radiator.

## BATHROOM

1.98m x 1.70m (6'6" x 5'7")

Having window to side elevation, radiator, tiled floor, part tiled walls, extractor and shaver point. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, close couple WC and pedestal hand basin.



## EXTERIOR

To the front of the property there is a low maintenance slate chipped garden with shrubs and a driveway provides off-road parking for two cars.

Gated access to the:

## REAR GARDEN

Being enclosed and having a decked patio area, garden shed, gravelled area, shaped lawn with borders further decked & crazy paved area to the far rear.

## 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 C.

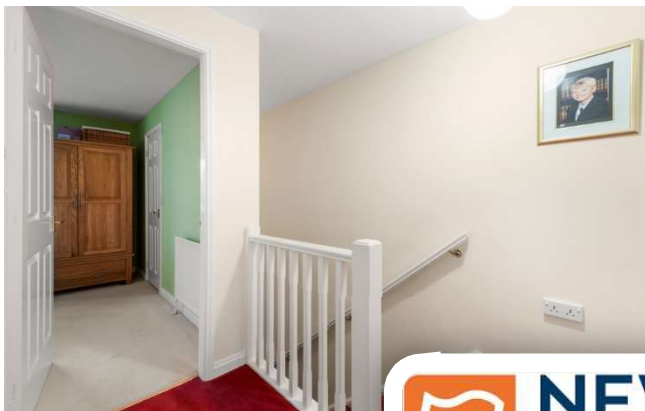
## VIEWING

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

## Ground Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



## First Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



Total area: approx. 76.3 sq. metres (821.6 sq. feet)



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