



18 Woodland View, Spilsby, PE23 5GD



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Freehold

£175,000



## Key Features

- Semi-detached house
- Three bedrooms
- Lounge & dining room
- Cloakroom & bathroom
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating 1C





A semi-detached house in a popular residential location within walking distance to Spilsby Town Centre. The property has recently been decorated and has new carpets & underlay plus a new gas fired combination boiler has been installed. Having well presented accommodation comprising: entrance hall, cloakroom, lounge, dining room and kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property has gas central heating and double glazing.



### ACCOMMODATION

Part glazed uPVC front entrance door through to the:

### ENTRANCE HALL

Having radiator and staircase rising to first floor.

### CLOAKROOM

Having radiator, close coupled WC and hand basin.

### LOUNGE

4.47m x 3.47m (14'8" x 11'5")

Having window to front elevation, coved ceiling, two radiators, television aerial connection point and understairs storage cupboard.



### DINING ROOM

2.79m x 2.13m (9'2" x 7'0")

Having sliding patio doors to rear elevation & garden, radiator and tiled floor. Opening to the:

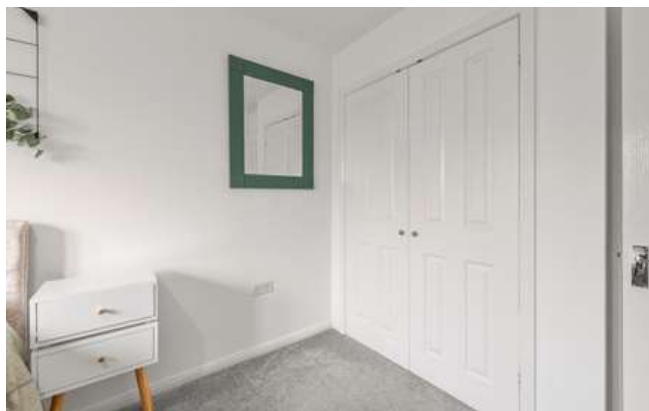
### KITCHEN

2.77m x 2.31m (9'1" x 7'7")

Having inset ceiling spotlights 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, cupboards, space & plumbing for automatic washing machine & dishwasher under, gas fired combination boiler providing for both domestic hot water & heating over. Further work surface with inset ceramic hob, integrated electric oven cupboards, drawers & space for tumble dryer under, cupboards & concealed cooker hood over.

 **NEWTON FALLOWELL**





### FIRST FLOOR LANDING

Having access to part boarded roof space and built-in airing cupboard.

### BEDROOM ONE

3.67m x 2.49m (12'0" x 8'2")

Having window to front elevation, radiator and built-in wardrobe.

### BEDROOM TWO

2.73m x 2.50m (9'0" x 8'2")

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

### BEDROOM THREE

2.04m x 1.94m (6'8" x 6'5")

Having window to front elevation and radiator.

### BATHROOM

1.93m x 1.68m (6'4" x 5'6")

Having window to rear elevation, tiled walls, tiled floor, panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin with cupboard under.





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## EXTERIOR

To the front of the property there is a slate chipped garden with a paved footpath leading to the front entrance door. A driveway provides off-road parking and leads to the:

## GARAGE

5.26m x 2.53m (17'4" x 8'4")

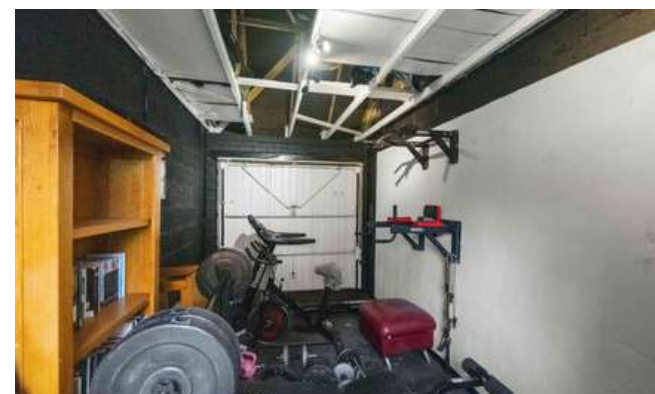
Having up-and-over door, service door to rear garden, roof storage, light and power.

## REAR GARDEN

Being enclosed by timber fencing and having a paved patio area, lawned area with steps up to a further paved patio area.

## SERVICES

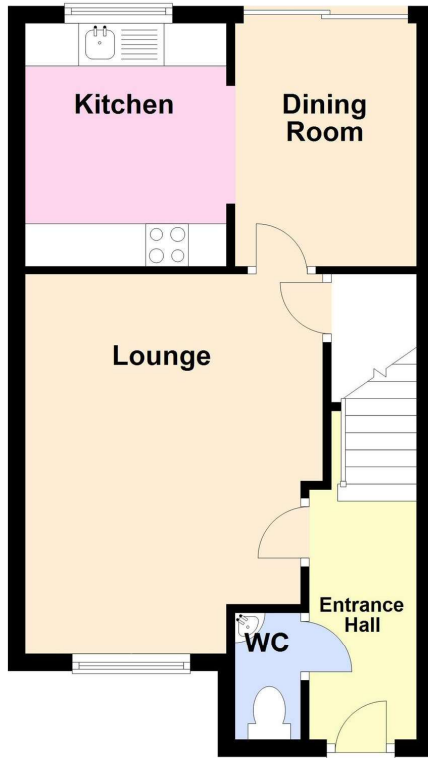
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler (new) serving radiators and the property is double glazed. The current council tax is band B.



# Floorplan

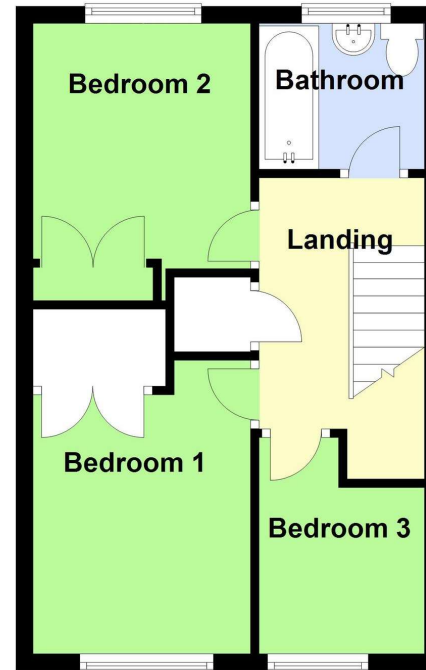
## Ground Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



## First Floor

Approx. 33.7 sq. metres (362.4 sq. feet)



Total area: approx. 69.7 sq. metres (750.7 sq. feet)

## 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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Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk