



6 Grace Swan Close, Spilsby, PE23 5LT



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Freehold

£180,000



Key Features

- End terrace house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom & bathroom
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating C





A modern end of terrace house within walking distance to Spilsby town centre. Having accommodation comprising: entrance hall, lounge, dining kitchen, rear lobby and cloakroom 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 benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having covered ceiling and staircase rising to first floor.

LOUNGE

4.50m x 4.31m (14'10" x 14'11")

(max) Having window to front elevation, coved ceiling, radiator and television aerial connection point.

DINING KITCHEN

5.31m x 2.48m (17'5" x 8'1")

Having window to rear elevation, coved ceiling, radiator, tiled floor and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine & further appliance space under. Work surface return with inset gas hob, cupboards & drawers under, cupboards, concealed cooker hood & gas fired boiler providing for both domestic hot water & heating with Hive control over. Further work surface return with cupboards & fridge space under, cupboards over, tall unit to side housing integrated electric double oven with cupboards under & over.

REAR LOBBY

Having part glazed door to side elevation and built-in cupboard.



CLOAKROOM

Having window to rear elevation, close coupled WC and hand basin.

FIRST FLOOR LANDING

Having coved ceiling, built-in airing cupboard and access to roof space.

BEDROOM ONE

3.32m x 2.91m (10'11" x 9'6")

Having window to front elevation, coved ceiling, radiator and two built-in wardrobes.

BEDROOM TWO

3.39m x 2.71m (11'1" x 8'11")

Having window to rear elevation, coved ceiling, radiator and built-in wardrobe with sliding doors.

BEDROOM THREE

2.49m x 2.34m (8'2" x 7'8")

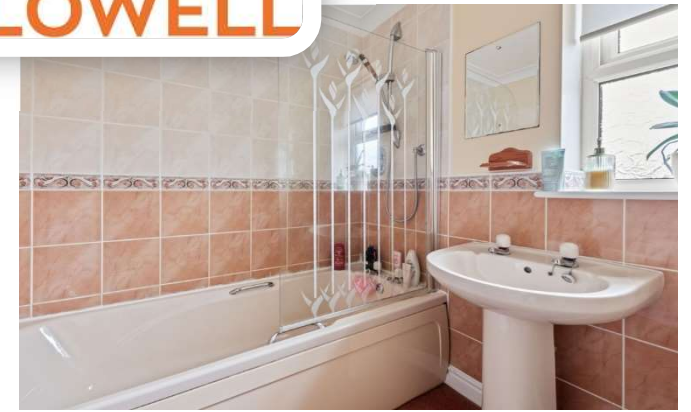
Having window to front elevation, coved ceiling, radiator and built-in single bed base over stairs space.

BATHROOM

Having window to rear elevation, coved ceiling, radiator and part tiled walls. Fitted with a suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



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EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A block paved driveway provides off-road parking and extends down the side of the property to the:

GARAGE

Of sectional concrete construction and having up-and-over door.

REAR GARDEN

Being enclosed and having a lawn with borders and a paved patio & footpath.

The property also has an allocated parking space in a car park nearby.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators (new 18 months ago) and the property is double glazed. The current council tax is band B.

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

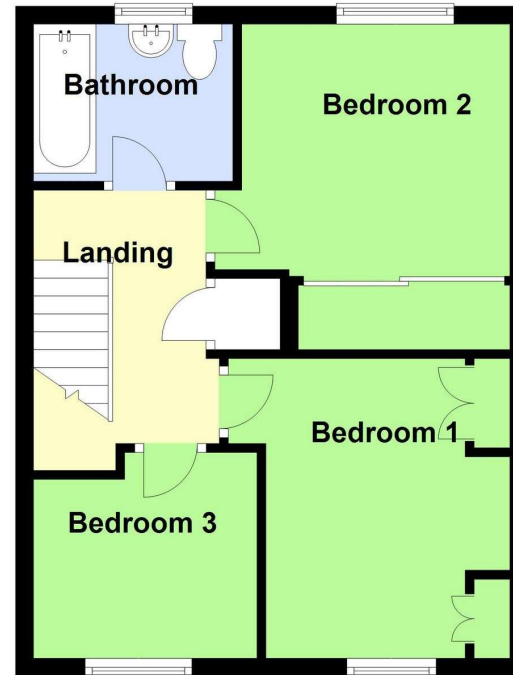
Ground Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



Total area: approx. 79.6 sq. metres (856.9 sq. feet)



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