



1 Magellan Drive, Spilsby, PE23 5FB



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Freehold

£180,000



## Key Features

- Semi-detached house
- Three bedrooms
- Lounge & dining room
- Conservatory
- Cloakroom & bathroom
- Off-road parking to front
- Enclosed rear garden
- EPC rating C – NO CHAIN





A semi-detached house in a popular residential location close to Spilsby Town Centre. Having accommodation comprising: entrance hall, lounge, cloakroom, dining room, conservatory and kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has off-road parking to the front and an enclosed garden to the rear. The property benefits from gas central heating and double glazing. NO CHAIN

### ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

### ENTRANCE HALL

Having window to side elevation, radiator, telephone connection point and staircase rising to first floor.

### LOUNGE

4.32m x 3.46m (14'2" x 11'5")

Having window to front elevation, coved ceiling, radiator, laminate flooring and television aerial connection point. Archway through to the dining room and door to the:

### CLOAKROOM

Having close coupled WC and hand basin.

### DINING ROOM

2.91m x 2.26m (9'6" x 7'5")

Having coved ceiling, radiator and laminate flooring. Folding door to the kitchen and sliding doors to the:

### CONSERVATORY

2.74m x 2.06m (9'0" x 6'9")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having part glazed door to garden, radiator, tiled floor and wall light points.

### KITCHEN

2.91m x 2.06m (9'6" x 6'10")

Having window to rear elevation, part glazed door to side elevation, coved ceiling, 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, cupboards, space & plumbing for automatic washing machine under, cupboard housing gas fired boiler providing for both domestic hot water & heating over. Further work surface with inset gas hob, integrated electric oven, cupboard & drawers under, cupboards & concealed cooker hood over. Work surface return with cupboard under.





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### FIRST FLOOR LANDING

Having window to side elevation, coved ceiling and built-in airing cupboard.

### BEDROOM ONE

3.24m x 2.53m (10'7" x 8'4")

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

### BEDROOM TWO

3.28m x 2.22m (10'10" x 7'4")

Having window to front elevation, coved ceiling and radiator.

### BEDROOM THREE

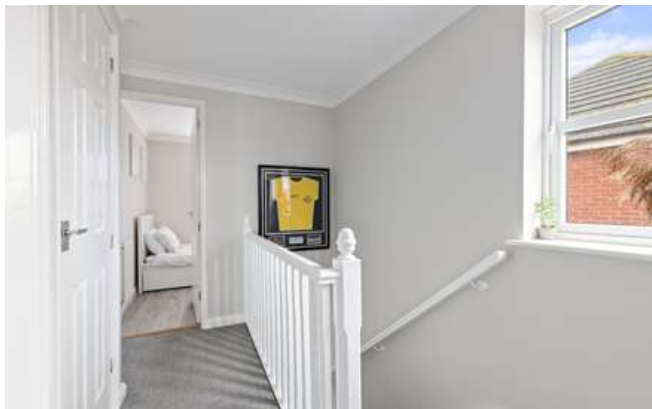
2.37m x 2.14m (7'10" x 7'0")

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

### BATHROOM

1.83m x 1.80m (6'0" x 5'11")

Having window to rear elevation, radiator, part tiled walls and extractor. Fitted with a white suite comprising: panelled bath with shower attachment & anti-splash screen over, close coupled WC and hand basin with cupboard under.



## EXTERIOR

To the front of the property there is a slate chipped garden. A driveway provides off-road parking and there is gated access to the:

## REAR GARDEN

Having a paved patio, decked area, lawned garden with borders, paved footpath to a further decked area with garden shed.

## 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 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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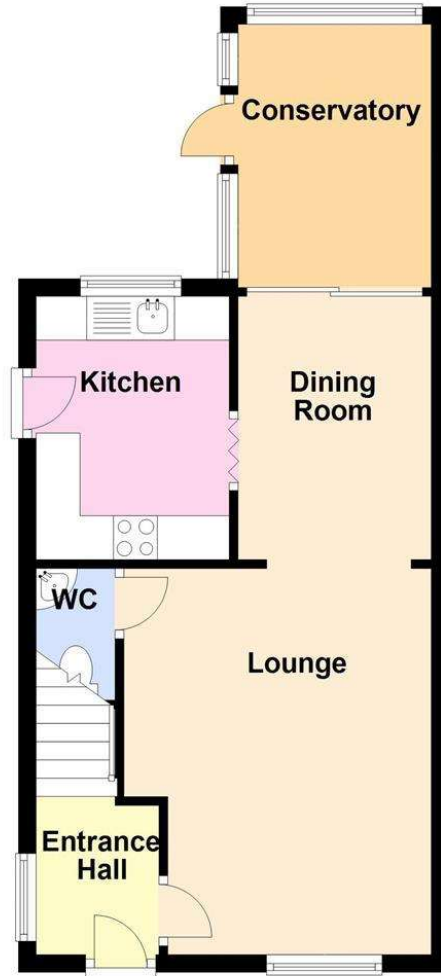




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# Floorplan

**Ground Floor**  
Approx. 40.6 sq. metres (436.7 sq. feet)



**First Floor**  
Approx. 33.9 sq. metres (365.3 sq. feet)



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