



1 Newtown, Spilsby, PE23 5LE



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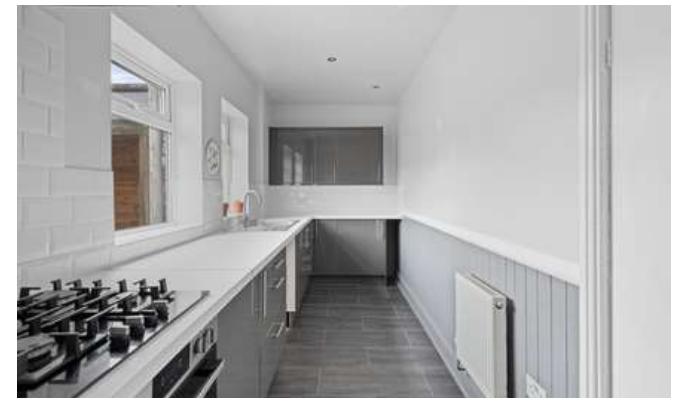
Freehold

£160,000



Key Features

- Semi-detached house
- Three bedrooms
- Lounge & dining room
- Re-fitted kitchen
- Bathroom
- Off-road parking space to front
- Enclosed rear courtyard
- EPC rating D – NO CHAIN





A semi-detached house within walking distance to the town centre and at the top of a no-through road. The property has been updated and has accommodation comprising: entrance hall, lounge, dining room and re-fitted kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has off-road parking for one car to the front and an enclosed paved courtyard to the rear. The property benefits from gas central heating and double glazing. NO CHAIN



ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having staircase rising to first floor.

LOUNGE

3.80m x 3.61m (12'6" x 11'10")

Having window to front elevation and feature open fireplace with tiled back & hearth & wooden surround.

DINING ROOM

3.75m x 3.36m (12'4" x 11'0")

Having window to front elevation, radiator, wood panelling to dado height and tile effect flooring. Opening to the:

KITCHEN

8.46m x 1.77m (27'10" x 5'10")

Having two windows & french doors to rear elevation, inset ceiling spotlights, radiator, understairs storage cupboard and continuation of tile effect flooring.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap and gas hob inset to work surface, cupboards, drawers and appliance space under, cooker hood & glazed display unit over.

Work surface return with cupboard under, cupboards over. Space for American style fridge/freezer.



FIRST FLOOR LANDING

Having built-in cupboard.

BEDROOM ONE

3.85m x 3.64m (12'7" x 11'11")

Having window to front elevation, radiator, feature cast iron fireplace (not in use) with two built-in cupboards either side.

BEDROOM TWO

3.87m x 3.42m (12'8" x 11'2")

Having window to front elevation, radiator and feature fireplace (not in use).

BEDROOM THREE

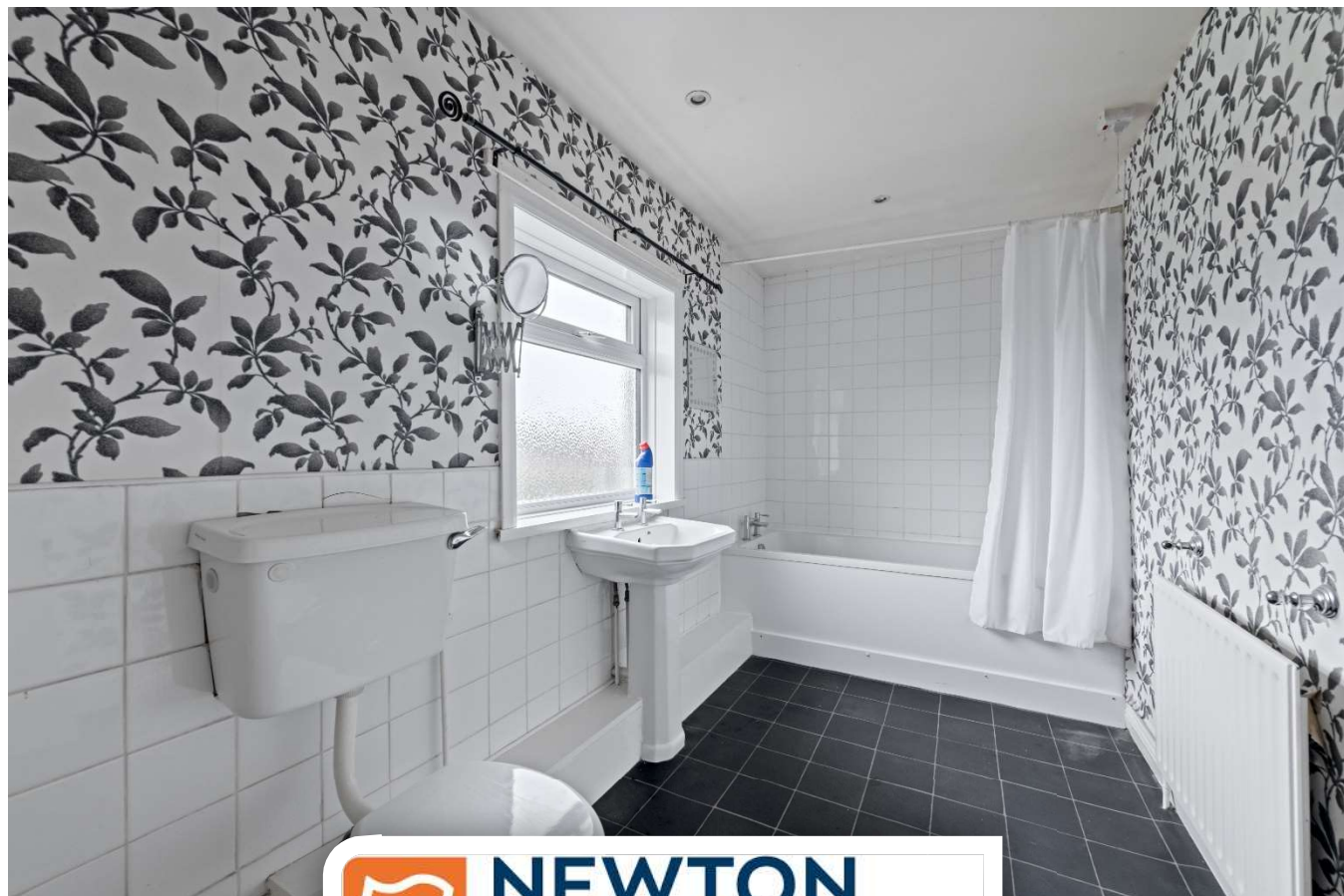
3.74m x 1.80m (12'4" x 5'11")

Having window to rear elevation and radiator.

BATHROOM

3.62m x 1.81m (11'11" x 5'11")

Having window to rear elevation, inset ceiling spotlights, radiator, tile effect flooring and tiled splashbacks. Fitted with a suite comprising: panelled bath with electric shower fitting over, low level WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a concrete area which provides off-road parking for one car.

REAR GARDEN

To the rear of the property there is an enclosed paved courtyard with a garden store.

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.

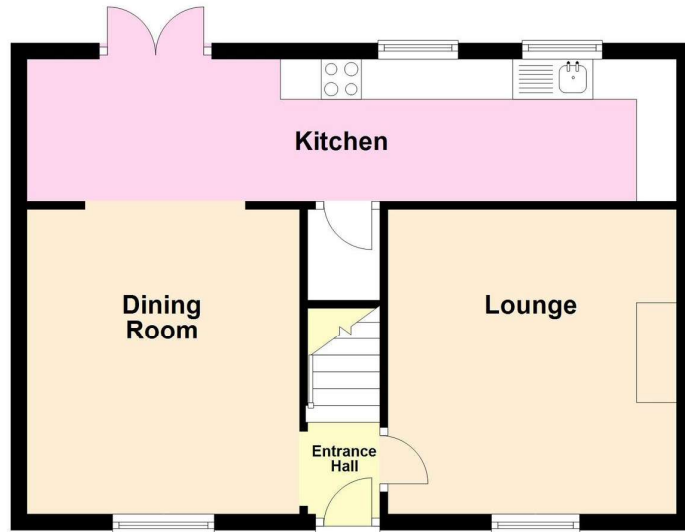
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Floorplan

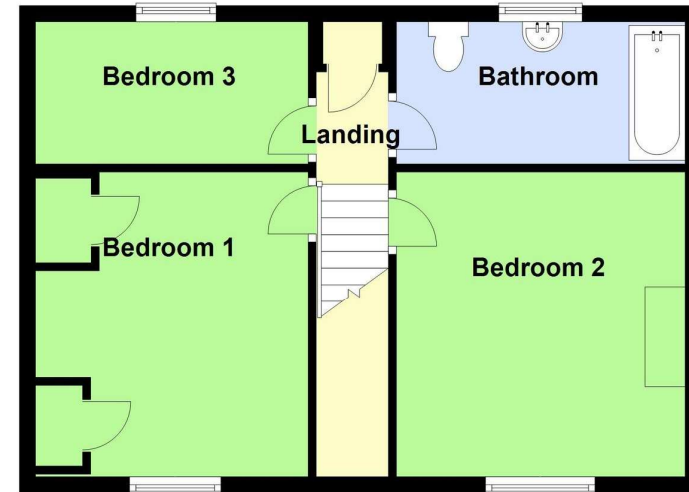
Ground Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



Total area: approx. 91.9 sq. metres (988.7 sq. feet)



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