



40 Magellan Drive, Spilsby, PE23 5FB



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Freehold

£195,000



Key Features

- Detached house
- Three bedrooms
- Lounge & dining room
- Re-fitted kitchen & bathroom
- Driveway & garage
- Enclosed rear garden
- NO CHAIN
- EPC rating C





A detached house at the end of a cul-de-sac in a popular residential location within walking distance to the town centre. The property enjoys a good sized plot and has been updated with a new kitchen & bathroom and decorated throughout. Having 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 ample off-road parking, a garage and an enclosed rear garden. NO CHAIN

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

CLOAKROOM

Having close coupled WC and hand basin.

LOUNGE

4.33m x 3.46m (14'2" x 11'5")

(max) Having window to front elevation, radiator, understairs storage cupboard and fireplace with marble back & hearth, inset living flame style fire and wooden surround. Small pane glazed double doors through to the:

DINING ROOM

3.24m x 2.34m (10'7" x 7'8")

Having sliding doors to rear elevation & garden and radiator.

KITCHEN

3.26m x 1.96m (10'8" x 6'5")

Having window to rear elevation & part glazed door to side elevation, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & appliance space under. Work surface return with inset gas hob, cupboard & integrated electric oven under, cupboard, concealed cooker hood & gas fired boiler providing for both domestic hot water & heating over. Further work surface with cupboards, drawers & appliance space under, cupboards over.

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FIRST FLOOR LANDING

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

BEDROOM ONE

4.48m x 2.92m (14'8" x 9'7")

Having bow window to front elevation and radiator.

BEDROOM TWO

2.59m x 2.28m (8'6" x 7'6")

Having window to rear elevation and radiator.

BEDROOM THREE

2.27m x 1.77m (7'5" x 5'10")

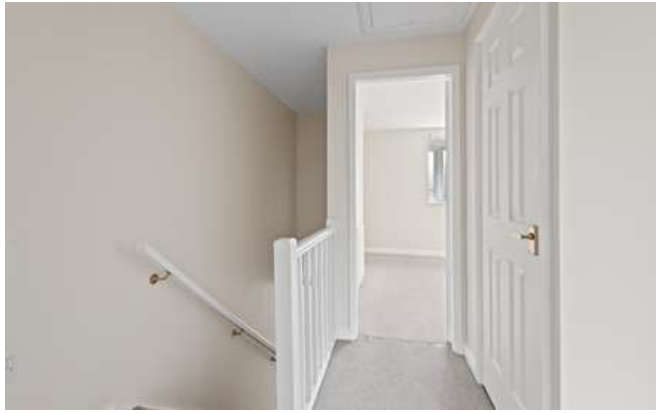
Having window to rear elevation and radiator.

BATHROOM

1.93m x 1.66m (6'4" x 5'5")

Having window to side elevation, radiator, tiled walls and extractor. Fitted with a suite comprising: panelled bath with shower fitting over, hand basin inset to unit with cupboard under and WC with concealed cistern.





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EXTERIOR

To the front of the property there is a lawned garden and a driveway which provides off-road parking and extends down the side of the property to the:

GARAGE

Of sectional concrete construction with up-and-over door and service door to side.

REAR GARDEN

Being enclosed and laid to lawn with borders. Having a paved patio and 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 C.

VIEWING

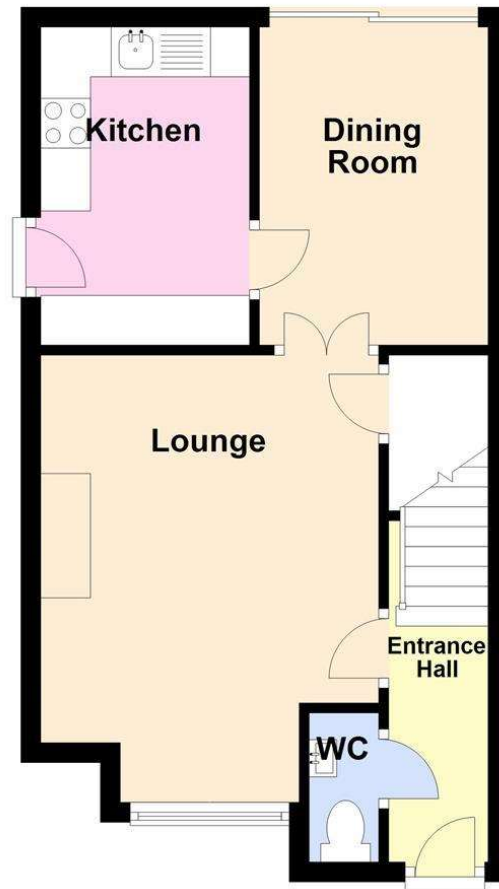
By appointment with Newton Fallowell - telephone 01790 755222.



Floorplan

Ground Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.4 sq. feet)



Total area: approx. 67.1 sq. metres (722.7 sq. feet)



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AGENT'S NOTES

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