



29 Shamfields Road, Spilsby, PE23 5NN



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Freehold

£189,000



## Key Features

- Extended semi-detached house
- Four bedrooms
- Lounge & conservatory
- Kitchen & utility
- Cloakroom & bathroom
- Driveway & store
- Enclosed rear garden
- EPC rating D





An extended semi-detached house at the end of a cul-de-sac in a popular residential location within walking distance to Spilsby Town Centre. Having accommodation comprising: entrance hall, lounge, conservatory, kitchen, utility and cloakroom to ground floor. Four bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage providing storage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

### ACCOMMODATION

Part glazed front entrance door with side screen through to the:

### ENTRANCE HALL

Having coved ceiling, radiator, staircase rising to first floor and understairs storage cupboard.

### LOUNGE

4.46m x 3.46m (14'7" x 11'5")

Having coved ceiling, radiator, television aerial connection point and fireplace with marble back & hearth, inset living flame style electric fire and wooden surround. Sliding doors to the:

### CONSERVATORY

3.03m x 2.96m (9'11" x 9'8")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear elevation & garden, radiator and wood flooring.

### KITCHEN

3.97m x 2.56m (13'0" x 8'5")

Having window to front elevation, radiator and tiled floor. 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 & space for dishwasher under. Work surface return with space for gas cooker, cupboards under, cupboards, concealed cooker hood and gas fired boiler providing for both domestic hot water & heating over. Further work surface with cupboards under, glazed units over and space for upright fridge/freezer to side.

### UTILITY

4.75m x 2.26m (15'7" x 7'5")

Having part glazed door to rear elevation, wood effect flooring, door to garage/store, space & plumbing for automatic washing machine & tumble dryer under.

### CLOAKROOM

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



## FIRST FLOOR LANDING

Having coved ceiling, smoke alarm, access to roof space, built-in airing cupboard and two further cupboards.

## BEDROOM ONE

4.46m x 2.48m (14'7" x 8'1")

Having two windows to rear elevation and two radiators.

## BEDROOM TWO

2.97m x 2.54m (9'8" x 8'4")

Having window to front elevation and radiator.



## BEDROOM THREE

2.76m x 2.22m (9'1" x 7'4")

Having window to rear elevation and radiator.

## BEDROOM FOUR

2.81m x 2.22m (9'2" x 7'4")

(max) Having window to front elevation and radiator.



## BATHROOM

2.97m x 2.54m (9'8" x 8'4")

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

## EXTERIOR

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

## GARAGE/STORE

2.84m x 2.27m (9'4" x 7'5")

Having up-and-over door, light, power and door to the utility.

## REAR GARDEN

Being enclosed and majority laid to lawn with a paved patio.

## 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.

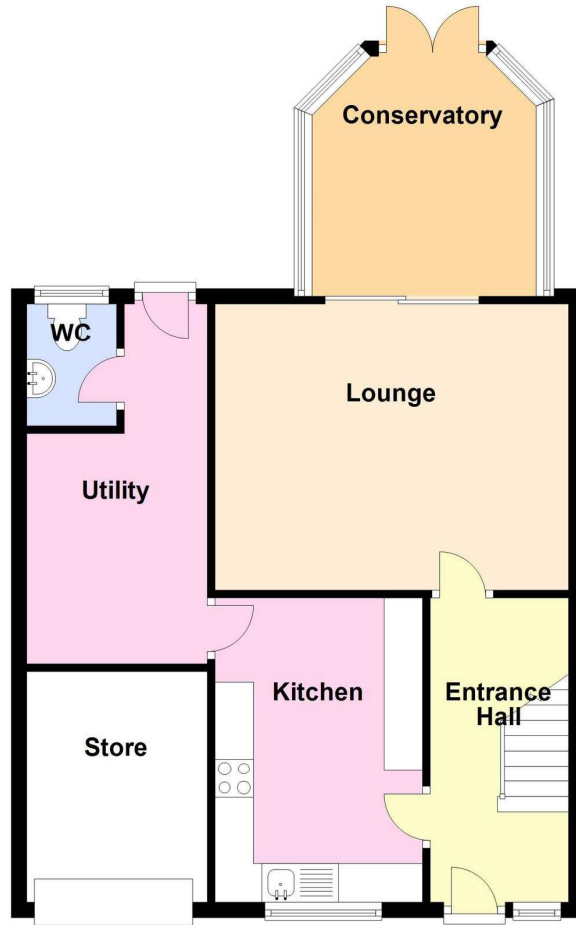
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# Floorplan

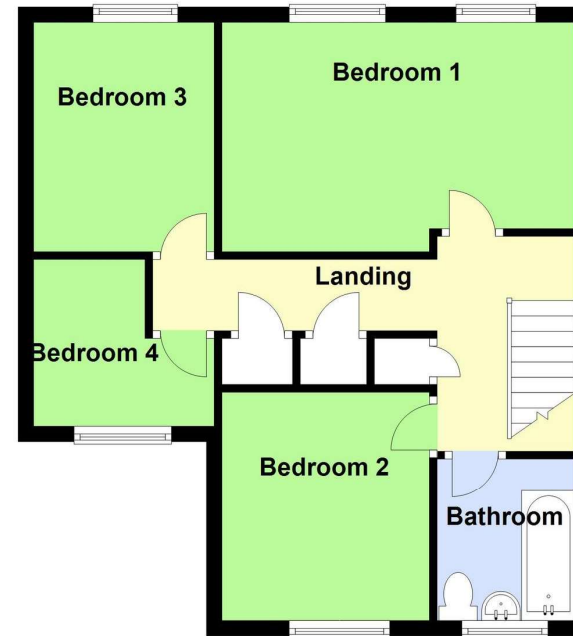
## Ground Floor

Approx. 63.9 sq. metres (687.5 sq. feet)



## First Floor

Approx. 48.8 sq. metres (525.3 sq. feet)



Total area: approx. 112.7 sq. metres (1212.8 sq. feet)



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