



72 Halton Road, Spilsby, PE23 5LD



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Freehold

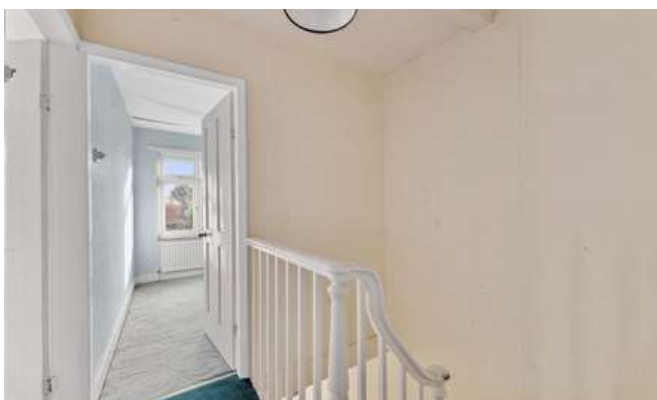
£160,000



Key Features

- Mid terrace house
- Three bedrooms
- Lounge & dining room
- Kitchen & garden room/utility
- Four piece bathroom
- Off-road parking to front
- Enclosed rear garden
- EPC rating D – NO CHAIN





A mid-terrace house within walking distance to Spilsby Town Centre. The property is in need of a little updating and has accommodation comprising: entrance hall, lounge, dining room, kitchen with pantry off and garden room/utility to ground floor. Three bedrooms and bathroom with separate shower 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 uPVC front entrance door with fanlight above through to the:

ENTRANCE HALL

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

LOUNGE

4.12m x 3.71m (13'6" x 12'2")

Having window to front elevation, radiator and brick built fireplace with inset living flame style gas fire.

DINING ROOM

4.17m x 3.18m (13'8" x 10'5")

Having window to rear elevation overlooking the garden room, radiator and fireplace with marble back & hearth, inset living flame style gas fire and wooden surround.

KITCHEN

3.91m x 2.48m (12'10" x 8'1")

Having window to rear elevation, further window to side elevation overlooking the garden room, radiator and vinyl flooring. Fitted with a range of base units with work surfaces & tiled splashbacks incorporating stainless steel sink with drainer and space for gas cooker.

PANTRY

2.19m x 1.55m (7'2" x 5'1")

Having window to side and gas fired boiler providing for both domestic hot water & heating.

GARDEN ROOM/UTILITY

3.01m x 2.37m (9'11" x 7'10")

Having part glazed uPVC door with window to either side to rear elevation & garden, space & plumbing for automatic washing machine.

FIRST FLOOR LANDING

Having access to roof space.

BEDROOM ONE

3.77m x 3.61m (12'5" x 11'10")

Having window to front elevation and radiator.

BEDROOM TWO

3.16m x 3.07m (10'5" x 10'1")

Having window to rear elevation, radiator and built-in wardrobes.

BEDROOM THREE

3.15m x 3.13m (10'4" x 10'4")

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

BATHROOM

3.17m x 3.13m (10'5" x 10'4")

Having window to rear elevation, radiator and part tiled walls. Fitted with a suite comprising: panelled bath, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



 **NEWTON
FALLOWELL**



EXTERIOR

To the front of the property there is a concrete area which provides off-road parking. Double gates (shared with next door) give access to gated access to the:

REAR GARDEN

Being enclosed and having a paved courtyard leading to a lawned garden with borders and a concrete footpath.

SERVICES

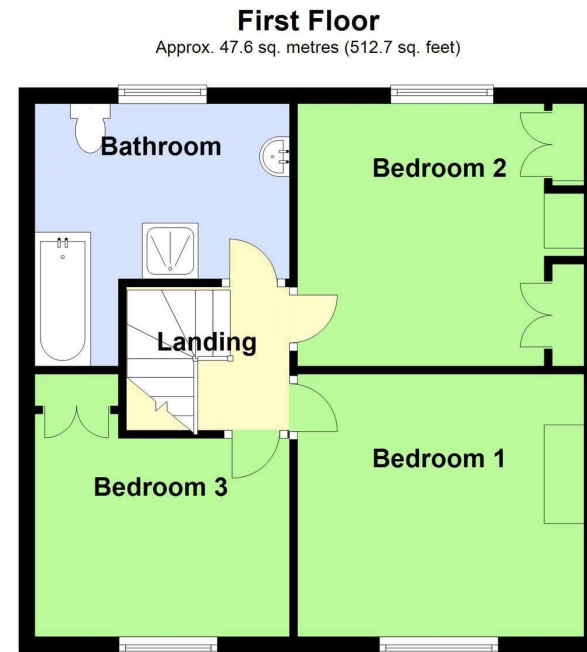
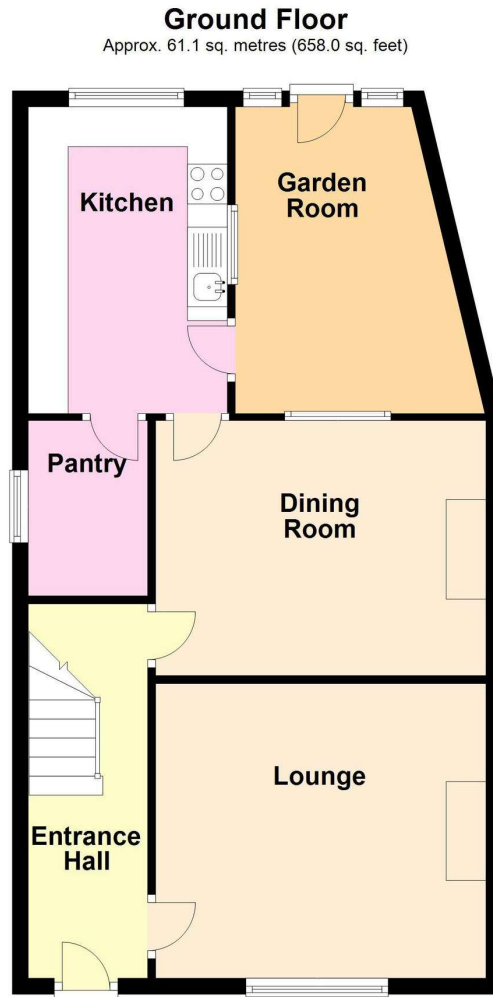
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



Floorplan



Total area: approx. 108.8 sq. metres (1170.7 sq. feet)



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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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