NEWTONFALLOWELL



45a Ashby Meadows, Spilsby, PE23 5DN







Freehold

£199,950



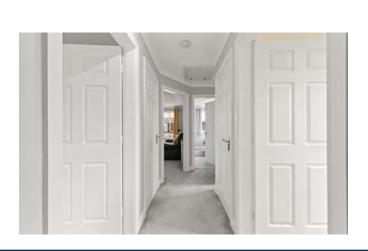








- Semi-detached bungalow
- Two bedrooms
- Lounge & conservatory
- Kitchen & bathroom
- Lawned front garden
- Enclosed rear garden
- EPC rating C











A semi-detached bungalow on a corner plot in a popular residential location on the outskirts of town. Having well presented accommodation comprising: entrance hall, lounge, conservatory, kitchen, two bedrooms and bathroom. Outside the property has a lawned front garden, an enclosed rear garden with off-road parking and store. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

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

LOUNGE

5.05m x 3.52m (16'7" x 11'6")

Having coved ceiling, radiator and wall mounted contemporary style electric fire. Sliding doors with window to side through to the:

CONSERVATORY

4.70m x 3.63m (15'5" x 11'11")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear garden, two radiators and laminate flooring.

KITCHEN

3.25m x 2.33m (10'8" x 7'7")

Having window to front elevation, part glazed door to side elevation, coved ceiling with inset ceiling spotlights, 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, cupboard, space for slimline dishwasher under.

Work surface return with cupboard, drawer, space & plumbing for automatic washing machine under, cupboards over and space for upright fridge/freezer to side.

Further work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards & concealed extractor over.









BEDROOM ONE

3.56m x 2.89m (11'8" x 9'6")

Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO

3.35m x 2.85m (11'0" x 9'5")

Having window to front elevation, coved ceiling and radiator.

BATHROOM

2.08m x 1.74m (6'10" x 5'8")

Having window to side elevation, coved ceiling, radiator, wood effect flooring and tiled walls. Fitted with a suite comprising: panelled bath with mixer 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.

REAR GARDEN

Being enclosed by timber fencing and laid to lawn with a paved patio. To the rear of the property there is a wrought iron gate which leads to a tarmac driveway which provides off-road parking leading to a concrete sectional 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 A.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.











Floorplan



Total area: approx. 73.2 sq. metres (787.8 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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