



45a Ashby Meadows, Spilsby, PE23 5DN



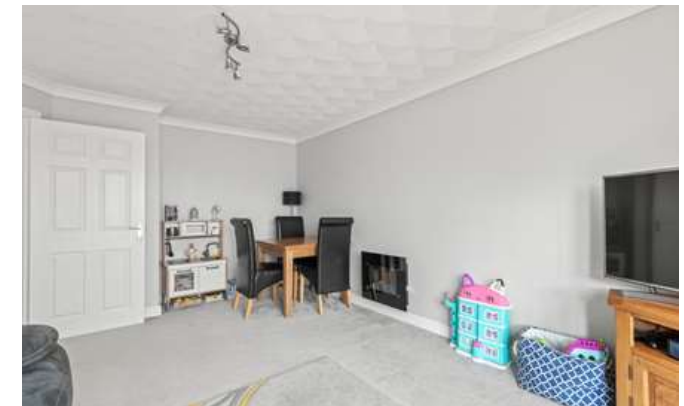
Freehold

£195,000



## Key Features

- 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)



 **NEWTON FALLOWELL**

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### AGENT'S NOTES

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