



22 Masonic Lane, Hundleby, Spilsby, PE23 5LR



Freehold

£135,000



Key Features

- End terrace house
- Two bedrooms
- Kitchen & lounge/diner
- Bathroom
- Off-road parking to front
- Enclosed rear garden
- NO ONWARD CHAIN
- EPC rating D





An extended end terrace house in a village location on the outskirts of Spilsby. Having accommodation comprising: kitchen, inner hall, bathroom and lounge/diner to ground floor. Two bedrooms to first floor. Outside the property has off-road parking to the front and a small garden to the rear. The property benefits from gas central heating and double glazing. NO ONWARD CHAIN

ACCOMMODATION

Part glazed uPVC side entrance door through to the:

KITCHEN

3.21m x 2.72m (10'6" x 8'11")

Having windows to rear elevation, glass blocks to side elevation and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, cupboards over. Work surface return with space for electric cooker, cupboard & drawers under, cupboards & stainless steel cooker hood over.

INNER HALL

Having high level window to side elevation and wood effect flooring.

BATHROOM

2.17m x 1.81m (7'1" x 5'11")

Having window to rear elevation, radiator, wood effect flooring, panelled bath, close coupled WC and hand basin inset to vanity unit with cupboard under.



LOUNGE/DINER

7.21m x 3.59m (23'8" x 11'10")

Forming two areas comprising:

DINING AREA

Having window to side elevation, feature beamed ceiling, radiator, dado rail, wall light points and staircase rising to first floor. Archway through to the:

LOUNGE AREA

Having bow window to front elevation, radiator, dado rail, picture rail, wall light points and brick built fireplace with slabbed hearth and plinths to either side.

FIRST FLOOR LANDING

Having cupboard housing gas fired boiler providing for both domestic hot water & heating.

BEDROOM ONE

3.59m x 3.36m (11'10" x 11'0")

Having window to front elevation and radiator.

BEDROOM TWO

2.63m x 2.61m (8'7" x 8'7")

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

EXTERIOR

To the front of the property there is a gravelled area providing off-road parking.

REAR GARDEN

Being enclosed and having a paved area, paved footpath and gravelled area.

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. We are advised that the property has a new boiler a few months ago, the front & side of the house was re-pointed and there has been new flooring in the kitchen, hall & bathroom.

VIEWING

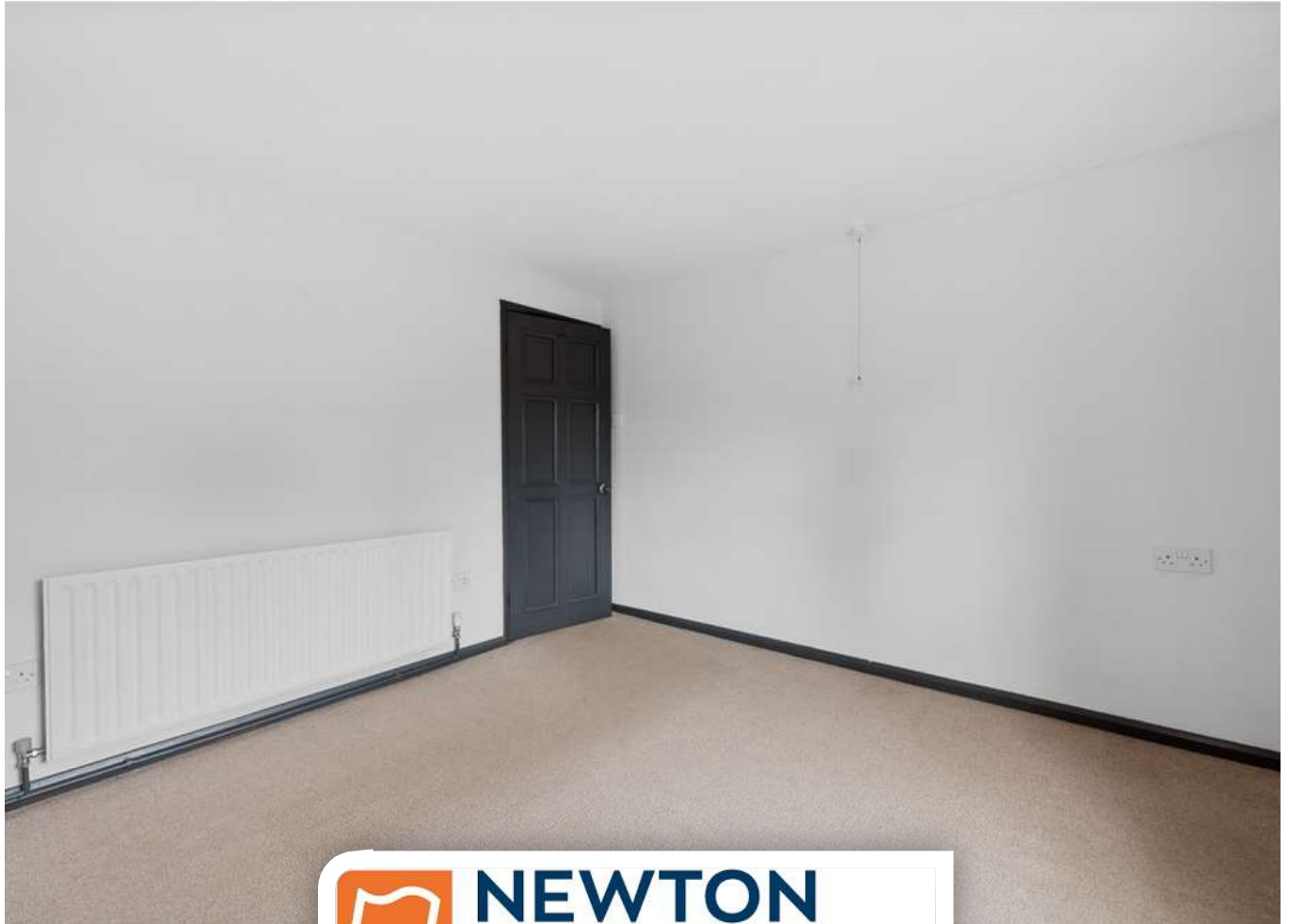
By appointment with Newton Fallowell - telephone 01790 755222.

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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





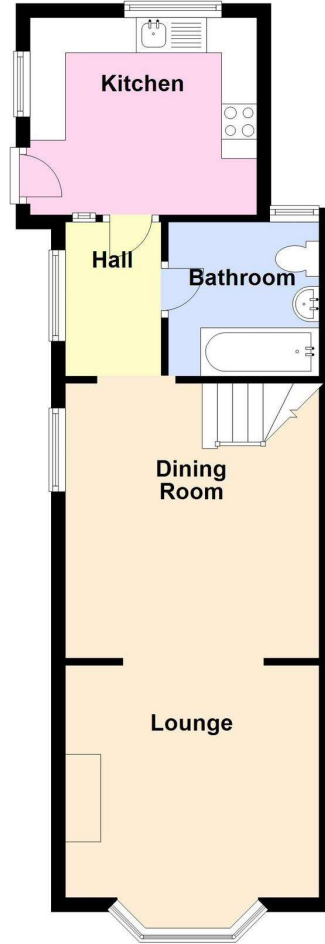
 **NEWTON
FALLOWELL**



Floorplan

Ground Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



First Floor

Approx. 26.3 sq. metres (282.9 sq. feet)



Total area: approx. 70.3 sq. metres (757.0 sq. feet)



Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk