



63 Boston Road, Spilsby, PE23 5HQ

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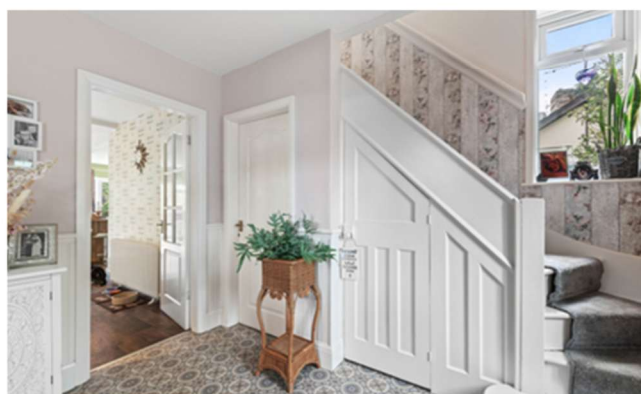
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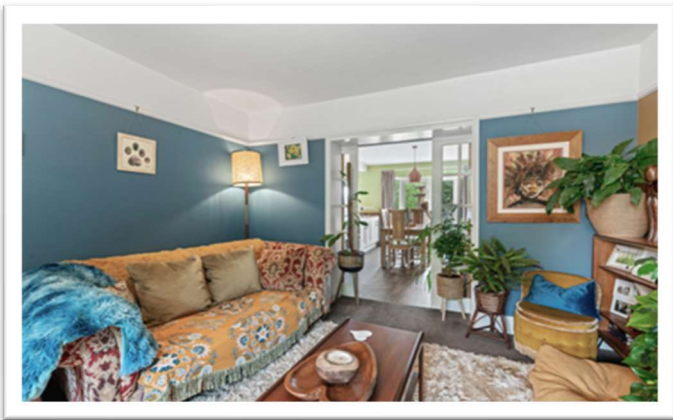
£355,000



Key Features

- Detached house
- Four bedrooms
- Lounge & dining kitchen
- En-suite & bathroom
- Driveway, car port & garage
- Utility/garden room suitable for various uses
- Enclosed rear garden
- Plot approx. 0.27 acre (STS)
- EPC rating D

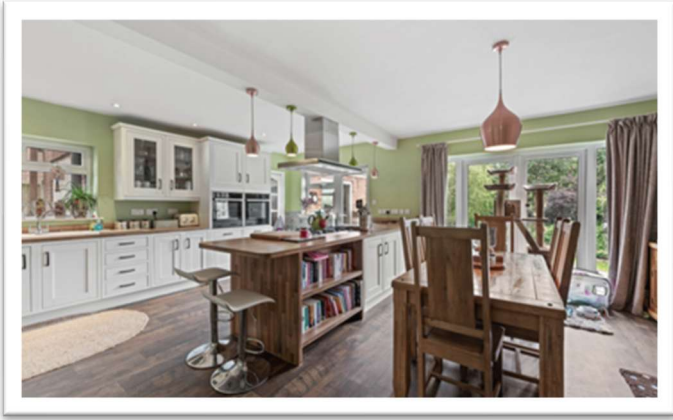




A detached house on a plot of approximately 0.27 acre, subject to survey, situated in the market town of Spilsby and within walking distance to the local amenities.

Having over 1,800 square feet of accommodation comprising: entrance hall, lounge and dining kitchen to ground floor. Master bedroom with dressing area & en-suite, three further bedrooms and bathroom with separate shower to first floor.

Outside the property has a front garden, a driveway providing off-road parking, a car port & garage and a utility/garden room suitable for a variety of uses including a home office if required for anyone working from home. The property also has an enclosed lawned rear garden. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Part glazed front entrance door through to the:

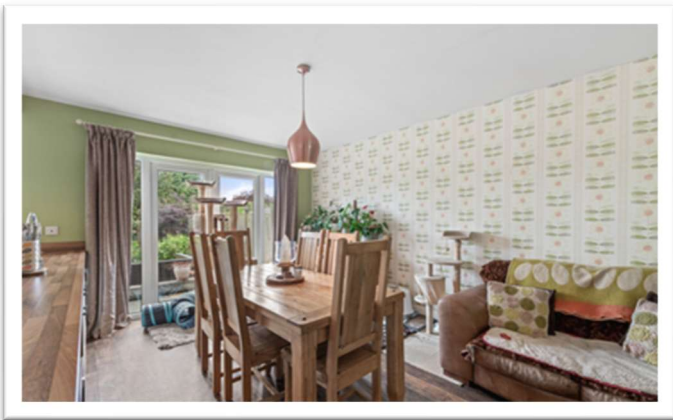
ENTRANCE HALL

Having windows to both side elevations, radiator, tile effect flooring, wood panelling to dado height and understairs storage cupboard.

LOUNGE

4.69m x 3.91m (15'5" x 12'10")

Having window to front elevation, radiator, picture rail and fireplace recess with slabbed hearth and inset multi-fuel burner. Small pane glazed sliding doors through to the:



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LIVING/DINING/KITCHEN
 7.70m x 6.29m (25'4" x 20'7")
 (max) Forming two areas comprising:

DINING AREA

Having french doors with side screens to rear elevation & garden, radiator and wood effect flooring. Open to the:

KITCHEN AREA

Having window & glazed door to rear elevation, inset ceiling spotlights, radiator, continuation of wood effect flooring and door to garage. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under, glazed display units over. Cabinet to one side with space for american style fridge/freezer and tall units to other side housing two integrated electric ovens with cupboards & drawers under, cupboards over. Further work surface forming breakfast bar to one side, inset six burner gas hob, cupboards & drawers under, stainless steel cooker hood over.



FIRST FLOOR LANDING

MASTER BEDROOM

3.94m x 3.54m (12'11" x 11'7")

Having window to rear elevation, inset ceiling spotlights, radiator and built-in wardrobe. Archway to dressing area with window to rear elevation and large walk-in wardrobe.

EN-SUITE

3.38m x 1.46m (11'1" x 4'10")

Having window to front elevation, inset ceiling spotlights, chrome heated towel rail, tiled walls, tile effect flooring and extractor. Fitted with a suite comprising: shower enclosure with overhead rainfall & hand held shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards under.

BEDROOM TWO

4.73m x 3.01m (15'6" x 9'11")

Having window to front elevation, radiator and picture rail.

BEDROOM THREE

3.44m x 2.55m (11'4" x 8'5")

Having windows to front & side elevations, radiator and picture rail.

BEDROOM FOUR

4.87m x 2.59m (16'0" x 8'6")

Having window to rear elevation and radiator.

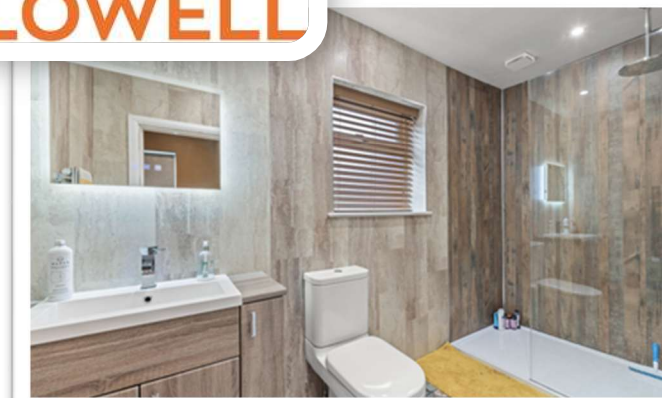
BATHROOM

3.36m x 2.44m (11'0" x 8'0")

Having window to side elevation, inset ceiling spotlights, two heated towel rails, wood effect flooring, wood panelling to dado height and extractor. Fitted with a suite comprising: large walk-in shower enclosure with overhead rainfall & hand held shower with control switch outside the shower, corner bath with mixer tap & hand held shower attachment, close coupled WC and hand basin inset to unit with cupboard under & illuminated mirror & tiled splashback over.

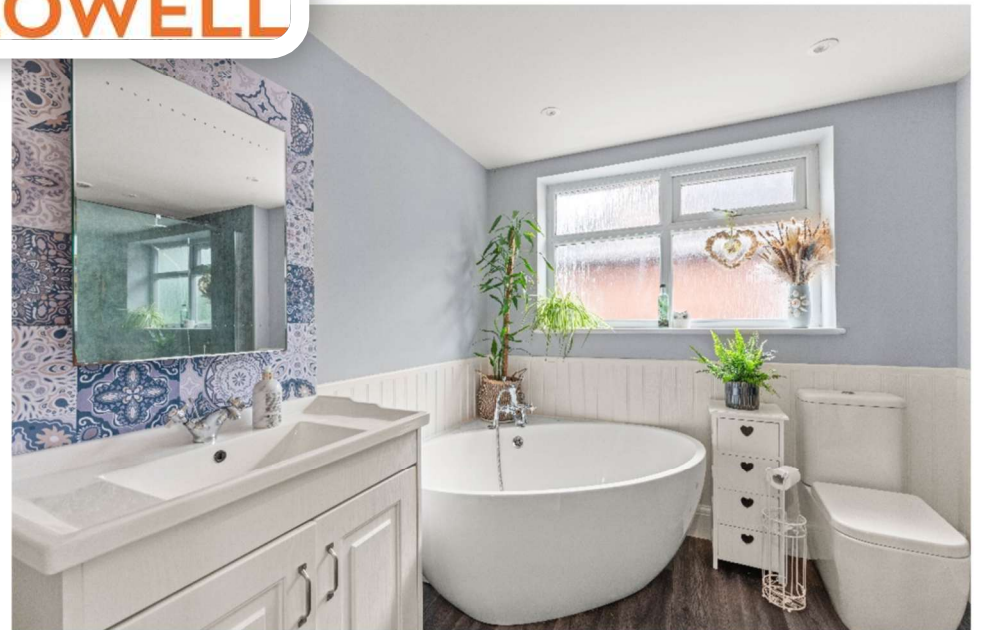


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EXTERIOR

To the front of the property there is a gravelled garden. A driveway provides off-road parking leading to a car port and the:

GARAGE

3.75m x 3.46m (12'4" x 11'5")

Having double entrance doors. (currently boarded over with plywood which could easily be removed) Door to the:

UTILITY/GARDEN ROOM

Having window to rear elevation, sliding doors to side elevation, space & plumbing for automatic washing machine. Suitable for a variety of uses including a home office if required

REAR GARDEN

Being enclosed and majority laid to lawn with borders. Having a raised paved patio, wood store, informal pond, three garden sheds, double greenhouse, external tap & hose and further patio at the bottom of the garden.

THE PLOT

The property occupies a plot of approximately 0.27 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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 C.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.





Floorplan



Total area: approx. 171.1 sq. metres (1842.1 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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