



38 Ashby Meadows, Spilsby, PE23 5DN



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Freehold

£199,950



## Key Features

- Detached house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom & bathroom
- Two parking spaces
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating C





A detached house at the end of a cul-de-sac in a popular residential location within walking distance to Spilsby Town Centre. Having accommodation comprising: entrance hall, cloakroom, lounge and dining kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has two parking spaces and an enclosed rear garden.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having radiator and staircase rising to first floor.

#### CLOAKROOM

Having window to front elevation, radiator, close coupled WC and hand basin.

#### LOUNGE

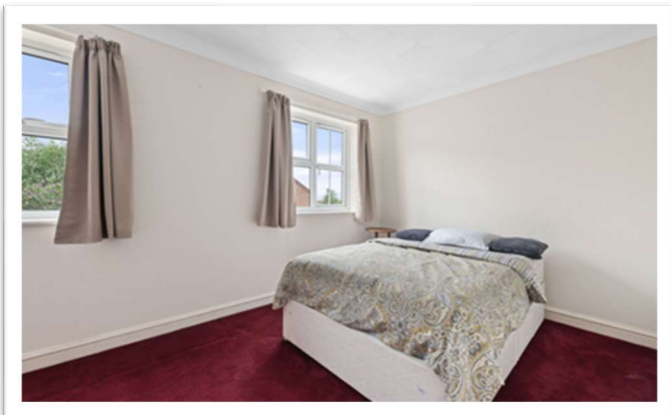
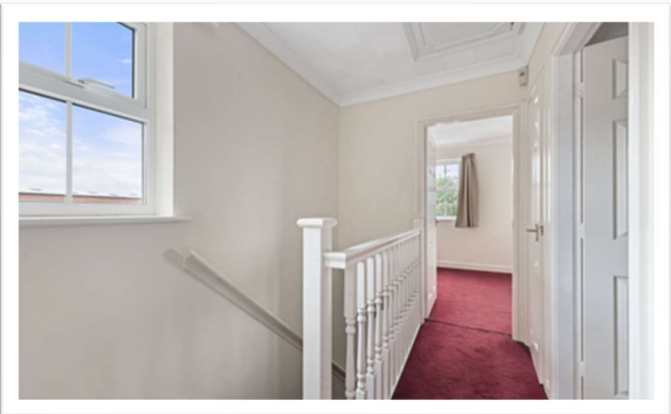
4.99m x 3.48m (16'5" x 11'5")

Having window to front elevation, coved ceiling, radiator, wall light points, understairs storage cupboard and fireplace with marble back & hearth, inset living flame style fire and marble surround.

#### DINING KITCHEN

4.46m x 2.97m (14'7" x 9'8")

Having windows & part glazed door to rear elevation, coved ceiling, radiator, wood panelling to dado height and tile 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, drawer, space & plumbing for automatic washing machine under. Work surface return with space for range style cooker, cupboards & drawers under, cupboards, cooker hood and gas fired boiler providing for both domestic hot water & heating over. Further work surface return with cupboards & drawers under.





### FIRST FLOOR LANDING

Having window to side elevation, coved ceiling, access to roof space and built-in airing cupboard with radiator.

### BEDROOM ONE

4.44m x 2.72m (14'7" x 8'11")

Having two windows to front elevation, coved ceiling and radiator.

### BEDROOM TWO

3.47m x 2.09m (11'5" x 6'11")

Having window to rear elevation, coved ceiling and radiator.

### BEDROOM THREE

2.39m x 2.27m (7'10" x 7'5")

Having window to rear elevation, coved ceiling and radiator.

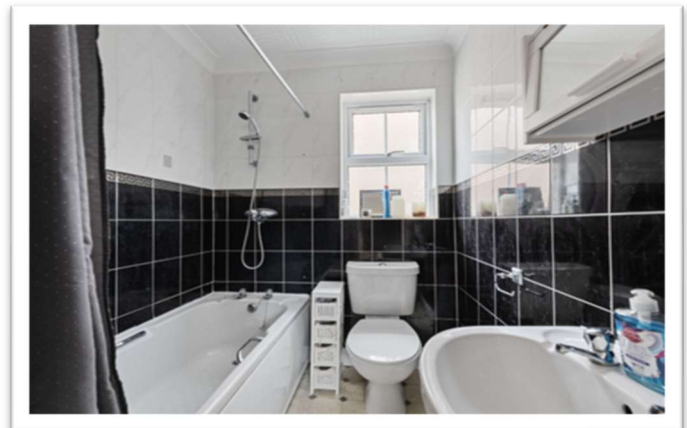
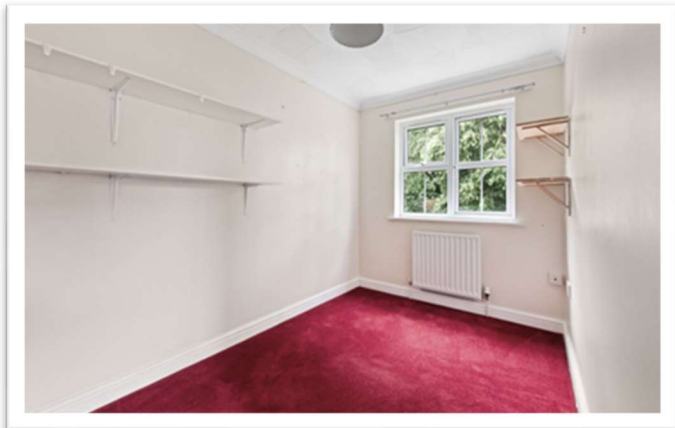
### BATHROOM

2.56m x 1.65m (8'5" x 5'5")

Having window to side elevation, coved ceiling, radiator, tiled walls and tile effect flooring. Fitted with a suite comprising: panelled bath with mixer shower fitting over, close coupled WC and hand basin.



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### EXTERIOR

To the front of the property there is a lawned garden with a footpath leading to the front entrance door. The property also has two parking spaces to the front. Gated access to the:

### REAR GARDEN

Being enclosed by timber fencing, laid to lawn with borders and having a paved patio.

### 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 B.

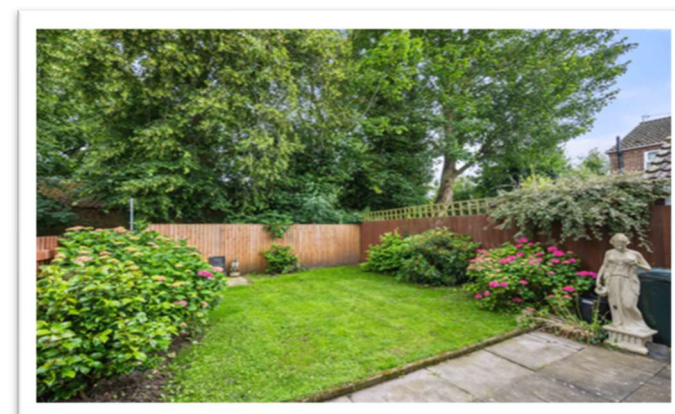
### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

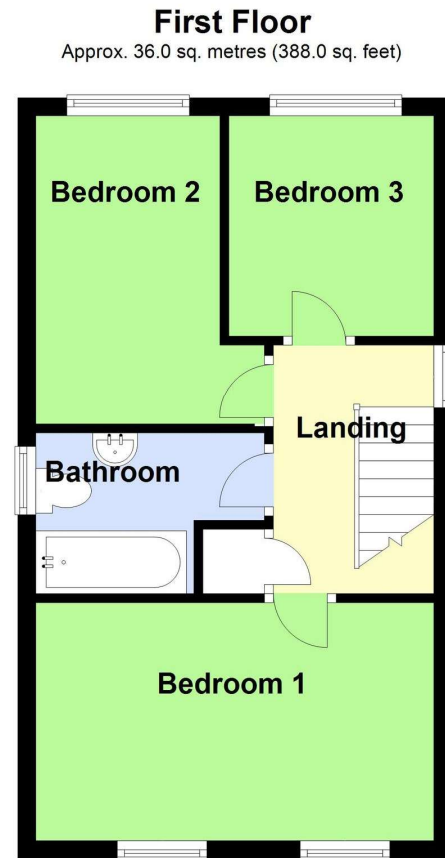
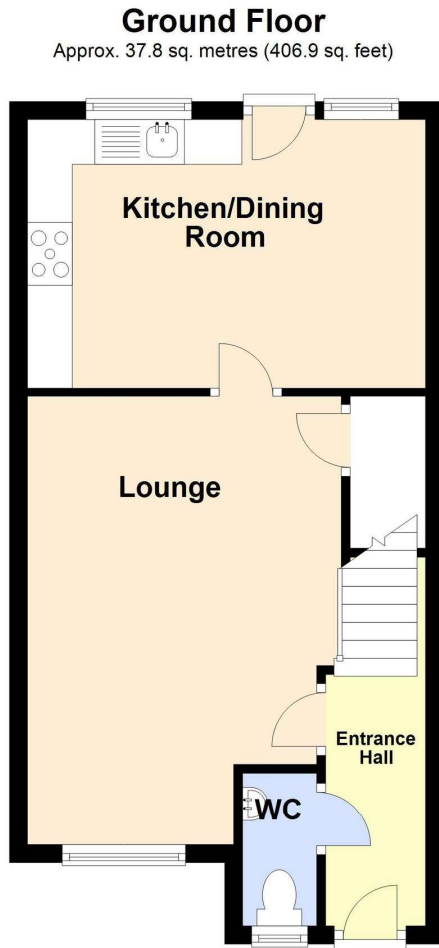
### AGENT'S NOTES

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.

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# Floorplan



Total area: approx. 73.8 sq. metres (794.9 sq. feet)



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