



15 Fitzjames Close, Spilsby, PE23 5NL



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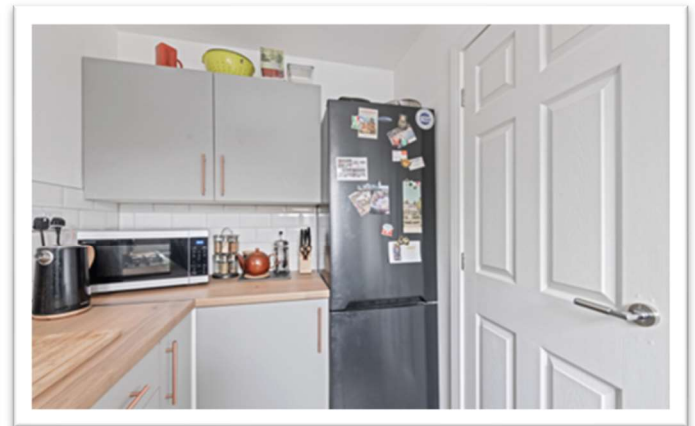
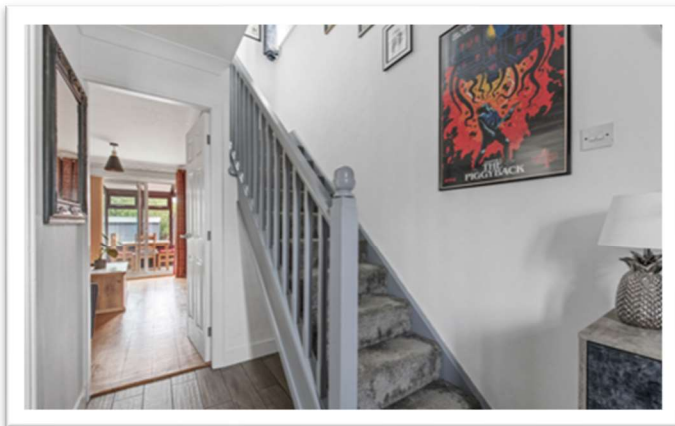
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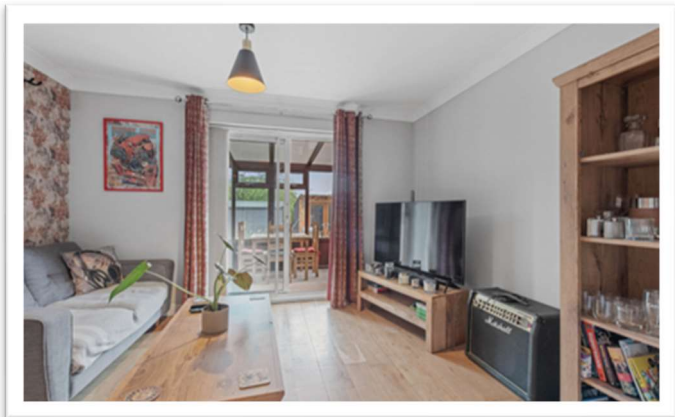
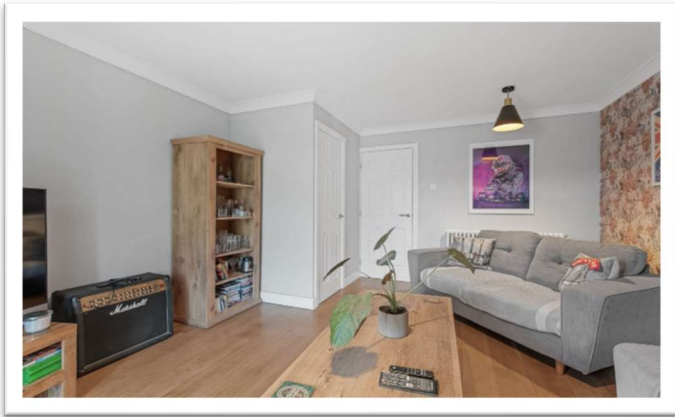
£155,000



Key Features

- Semi-detached house
- Two bedrooms
- Fitted kitchen & lounge
- Conservatory
- Off-road parking to front
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating D





A semi-detached house in a popular location within walking distance to the town centre. The property has been updated by the current owners, has been decorated throughout and has a new gas boiler, a re-fitted kitchen and new flooring in the bathroom. The driveway has been gravelled and a summerhouse with bar area has been added to the rear garden.

Having well presented accommodation comprising: entrance hall, kitchen, lounge and conservatory to ground floor. Two bedrooms and bathroom to first floor. Outside the property has off-road parking to the front and an enclosed garden to the rear. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed uPVC front entrance door with canopy over through to the:

ENTRANCE HALL

Having coved ceiling, radiator, wood effect tiled floor and staircase rising to first floor.

KITCHEN

2.96m x 1.83m (9'8" x 6'0")

Having window to front elevation, radiator and wood effect tiled floor. Work surface with tiled splashback, inset composite sink with drainer & mixer tap, cupboard, space & plumbing for automatic washing machine under, gas fired boiler providing for both domestic hot water & heating over.

Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cooker hood over. Further work surface return with cupboard under, cupboards over and space for upright fridge/freezer to side.

LOUNGE

4.41m x 3.73m (14'6" x 12'2")

Having coved ceiling, radiator, oak flooring and understairs storage cupboard. Sliding doors to the:

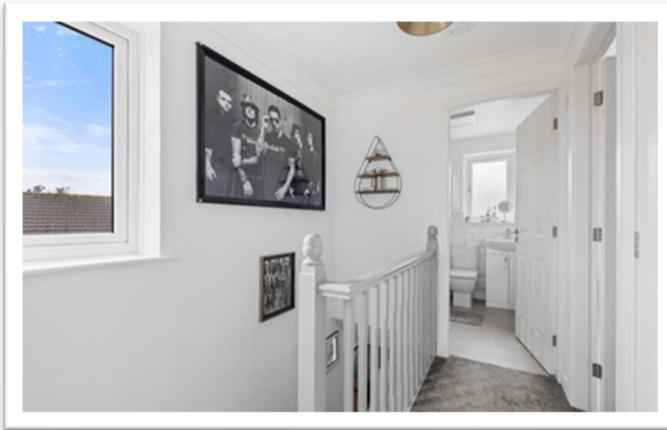
CONSERVATORY

2.81m x 2.04m (9'2" x 6'8")

Of sealed unit double glazed uPVC frame construction with polycarbonate roof and part glazed door to side elevation & garden.

 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having window to side elevation, coved ceiling and built-in cupboard.

BEDROOM ONE

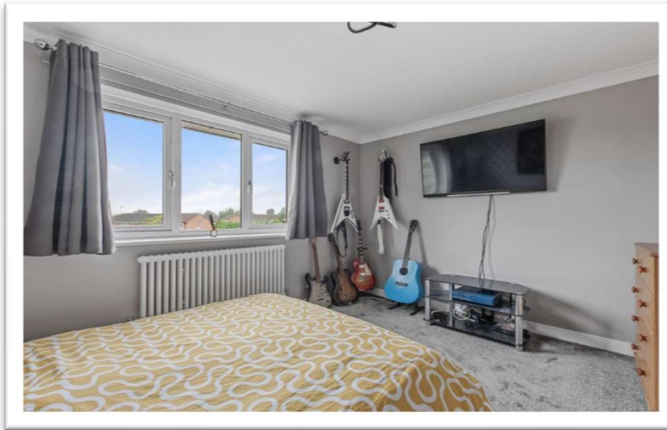
3.75m x 3.01m (12'4" x 9'11")

Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO

3.86m x 1.77m (12'8" x 5'10")

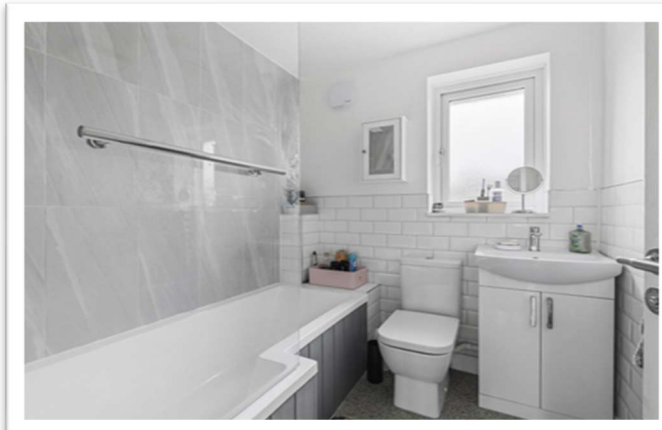
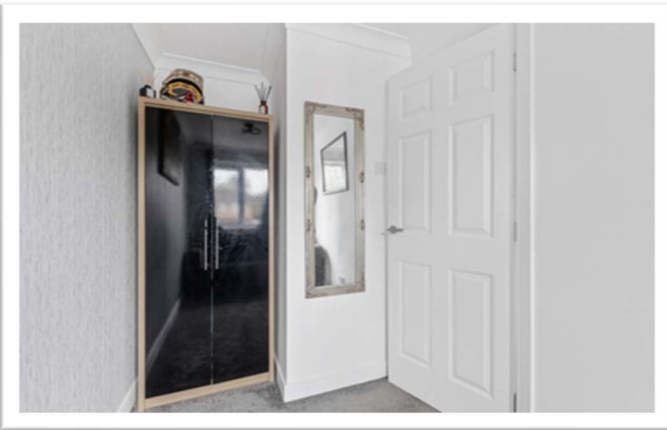
Having window to front elevation, coved ceiling and radiator.



BATHROOM

1.93m x 1.85m (6'4" x 6'1")

Having window to front elevation, radiator, vinyl flooring and extractor. Fitted with a suite comprising: shaped bath with shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.

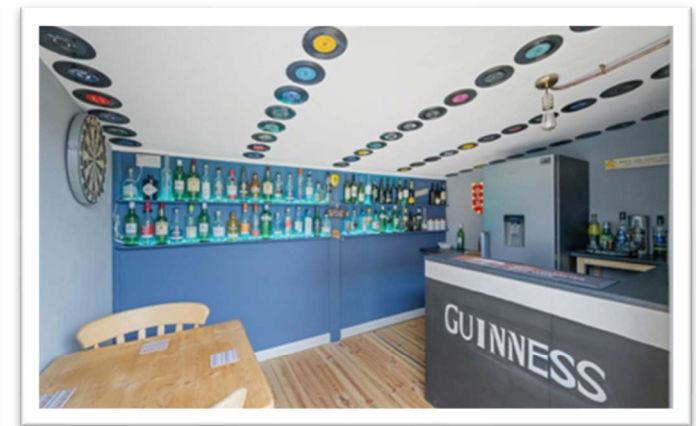


EXTERIOR

To the front of the property there is a gravelled area which provides off-road parking and gated access leads to the:

REAR GARDEN

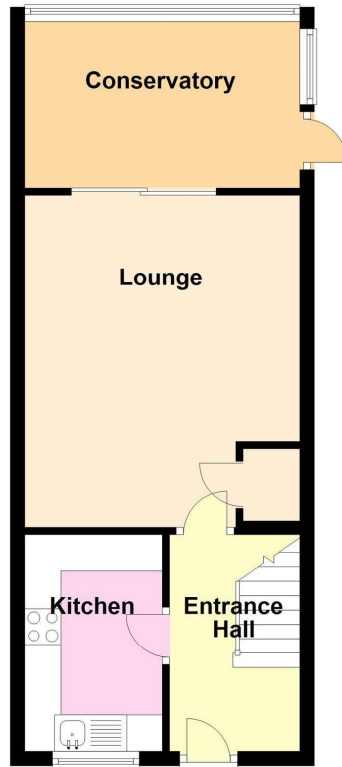
Being enclosed by timber fencing. Majority gravelled for ease of maintenance and having a paved patio area, two garden sheds and summerhouse with glazed double doors to the front, wood flooring, bar area, light and power.



Floorplan

Ground Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



First Floor

Approx. 29.9 sq. metres (321.3 sq. feet)



Total area: approx. 68.2 sq. metres (734.5 sq. feet)

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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