



25a Foxglove Close, Spilsby, PE23 5NJ



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Freehold

£150,000



Key Features

- Semi-detached house
- Two bedrooms
- Re-fitted kitchen & bathroom
- Driveway providing off-road parking
- Enclosed rear garden
- Re-decorated & new carpets
- EPC rating C





A semi-detached house at the end of a cul-de-sac and within walking distance to Spilsby town centre. The property has been updated recently with a new kitchen & bathroom, new carpets and has been decorated throughout. Having accommodation comprising: entrance hall, kitchen and lounge to ground floor. Two bedrooms and bathroom to first floor. Outside the property has a driveway to the side providing off-road parking and an enclosed garden to the rear. The property benefits from gas central heating and double glazing.

ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling, radiator and tile effect vinyl flooring.

KITCHEN

2.06m x 2.65m (6'10" x 8'8")

Having window to front elevation, coved ceiling, radiator and tile effect vinyl 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, cupboard housing gas fired boiler providing for both domestic hot water & heating over. Further work surface with inset gas hob, integrated electric oven, cupboard & drawers under, cupboards & concealed cooker hood over, space for upright fridge/freezer to side.

LOUNGE

3.83m x 4.95m (12'7" x 16'2")

Having sliding doors to rear elevation & garden, coved ceiling, radiator, fireplace with marble back & hearth & wooden surround, staircase rising to first floor and understairs storage cupboard.

FIRST FLOOR LANDING

Having built-in airing cupboard.

BEDROOM ONE

2.8m x 3.54m (9'2" x 11'7")

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

BEDROOM TWO

1.99m x 3.5m (6'6" x 11'6")

Having window to front elevation, coved ceiling, radiator and dado rail.

BATHROOM

1.73m x 1.83m (5'8" x 6'0")

Having window to front elevation, coved ceiling, radiator, tiled walls, vinyl flooring and shaver point. Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and hand basin with cupboard under.



EXTERIOR

To the front of the property there is a lawned garden. A gravelled driveway extends down the side of the property and gives tandem parking for two cars. Gated access to the:

REAR GARDEN

Enclosed by timber fencing with a rear access gate and laid to lawn with borders. Having a paved patio and a garden shed.

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.

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.



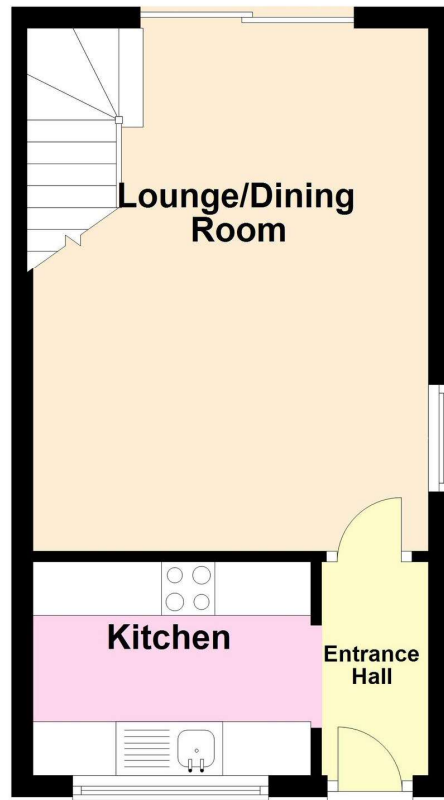


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Floorplan

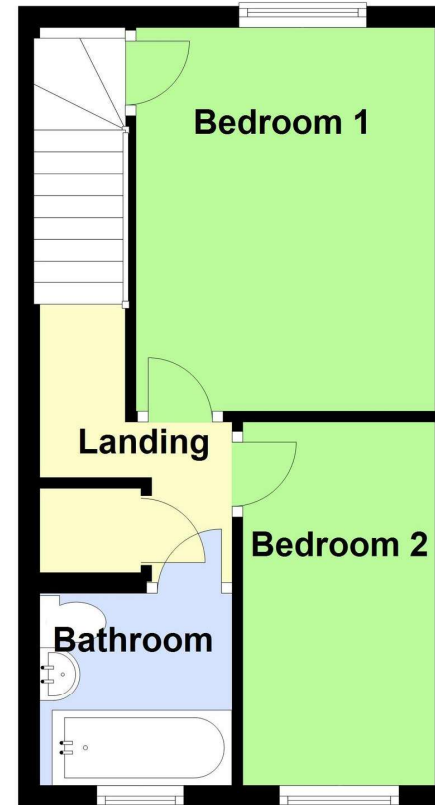
Ground Floor

Approx. 25.9 sq. metres (278.7 sq. feet)



First Floor

Approx. 26.3 sq. metres (282.6 sq. feet)



Total area: approx. 52.1 sq. metres (561.3 sq. feet)

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