



41 Alma Place, Spilsby, PE23 5LB



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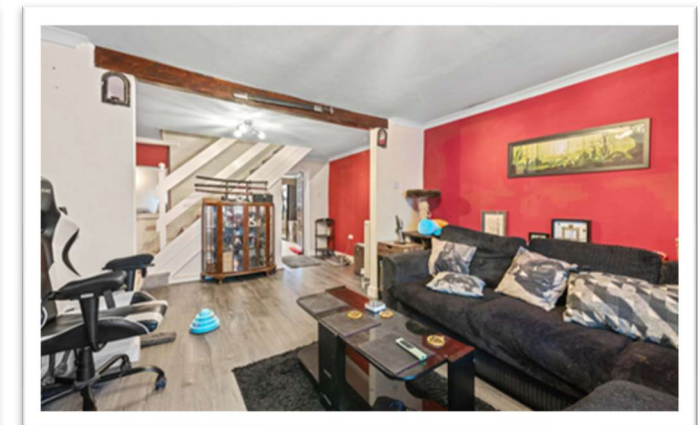
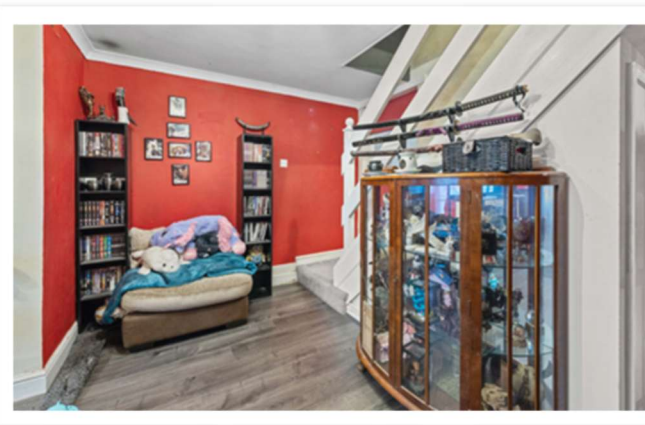
Freehold

£125,000



Key Features

- End terrace house
- Three bedrooms
- Lounge & dining room
- Breakfast kitchen & bathroom
- Driveway & detached garage
- Enclosed lawned garden
- Gas central heating & double glazing
- EPC rating D



An extended end-terrace house down a no through road and within walking distance to Spilsby town centre. Having accommodation comprising: entrance hall, breakfast kitchen, dining room and lounge to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a detached garage and an enclosed lawned garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having part glazed door to the:

BREAKFAST KITCHEN

6.07m x 3.11m (19'11" x 10'2")

Having window to front elevation, internal window overlooking the entrance hall, radiator and tiled floor. 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 under. Work surface return with cupboards, space & plumbing for automatic washing machine under, cupboards over. Further work surface return with inset ceramic hob, cupboards & drawers under, cupboards & cooker hood over. Tall unit to side housing integrated electric double oven with cupboards under & over and space for american style fridge/freezer to side.

DINING ROOM

3.89m x 2.75m (12'10" x 9'0")

Having internal window overlooking the entrance hall, coved ceiling, radiator, laminate flooring, understairs storage cupboard and staircase rising to first floor. Opening to the:

LOUNGE

3.89m x 3.6m (12'10" x 11'10")

Having windows & part glazed door to rear elevation, coved ceiling, radiator, laminate flooring, stone fireplace with inset gas fire and fitted cupboards & shelving to both sides.



FIRST FLOOR LANDING

Having window to side elevation and access to roof space.

BEDROOM ONE

3.9m x 3.3m (12'10" x 10'10")

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

BEDROOM TWO

3.18m x 3.12m (10'5" x 10'2")

(door recess in addition) Having window to front elevation, coved ceiling, radiator and laminate flooring.

BEDROOM THREE

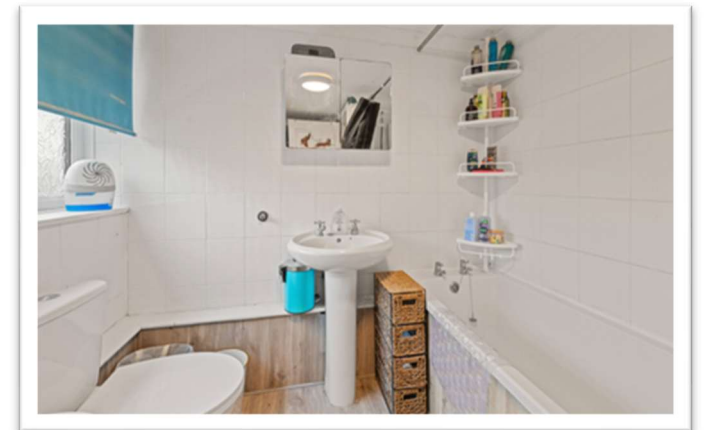
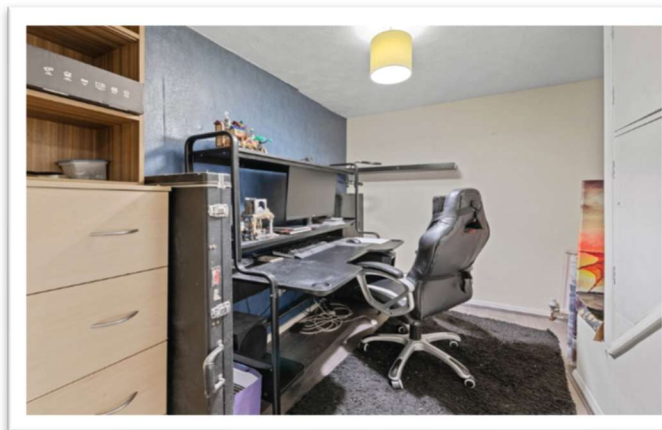
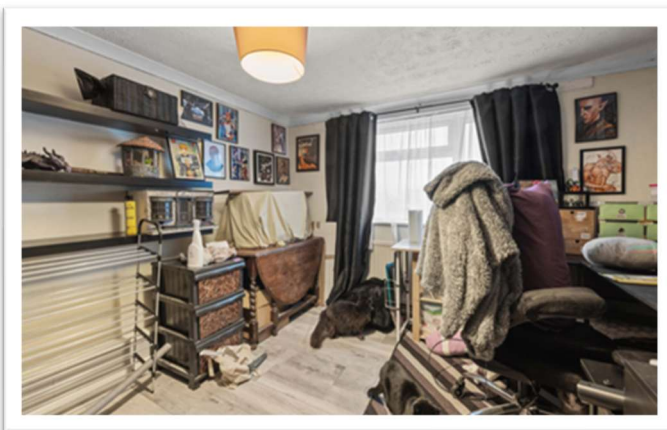
3.02m x 2.69m (9'11" x 8'10")

(max) Having window to front elevation, radiator, laminate flooring and built-in cupboard over stairs.

BATHROOM

2.8m x 2.19m (9'2" x 7'2")

Having window to side elevation, coved ceiling, radiator, laminate flooring, majority tiled walls and built-in airing cupboard. Fitted with a suite comprising: panelled bath with shower fitting over, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is an enclosed garden with a footpath leading to the front entrance door. Over the road there is a driveway providing off-road parking which leads to the:

GARAGE

5.64m x 3.11m (18'6" x 10'2")

Having up-and-over door, window to rear, door to side, light & power.

GARDEN

Being enclosed and laid to lawn with a paved patio.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators with a Hive remote control system and the property is double glazed. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



Floorplan



AGENT'S NOTES

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