



12 Newtown, Spilsby, PE23 5LE





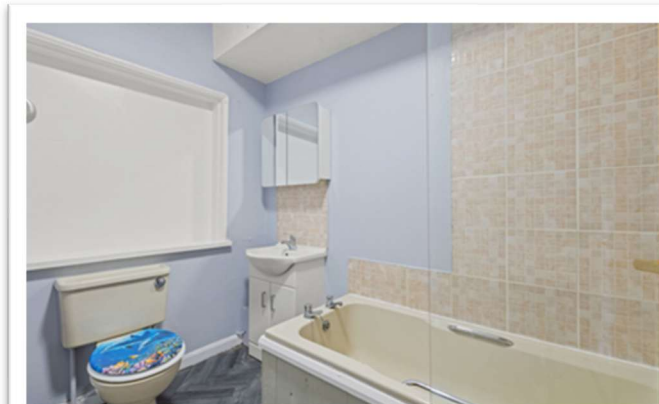
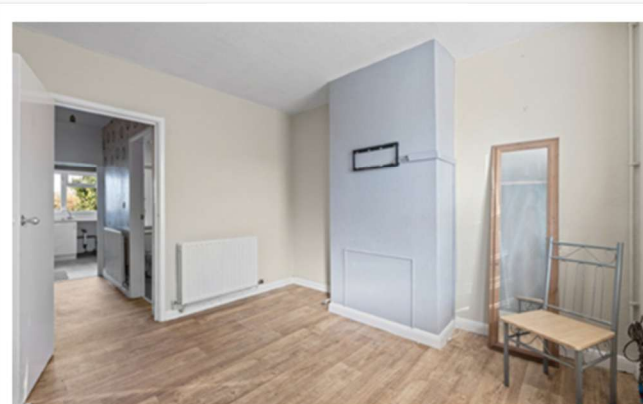
Freehold

£99,950



## Key Features

- Terrace house
- Two bedrooms
- Lounge & kitchen
- Bathroom & cloakroom
- Off-road parking for small car to front
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating D



**\*\* OPEN TO OFFERS \*\*** A terrace house within walking distance to Spilsby town centre. Having accommodation comprising: lounge, hall, bathroom and kitchen to ground floor. two bedrooms and cloakroom to first floor. Outside the property has off-road parking for a small car to the front and an enclosed garden to the rear. The property benefits from gas central heating and double glazing.



#### ACCOMMODATION

Part glazed front entrance door through to the:

#### LOUNGE

3.43m x 3.41m (11'4" x 11'2")

Having window to front elevation, radiator and wood effect flooring.

#### HALL

Having radiator, wood effect flooring and staircase rising to first floor.

#### BATHROOM

2.61m x 1.56m (8'7" x 5'1")

Having radiator, wood effect flooring, extractor, tiled splashbacks, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.

#### KITCHEN

2.91m x 2.3m (9'6" x 7'6")

Having window to rear elevation, part glazed door to side elevation, wood effect flooring and pantry off with window to rear elevation. 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, cupboard, space & plumbing for automatic washing machine under. Work surface return with cupboards & appliance space under, cupboards over. Further work surface return with cupboard & appliance space under, gas fired boiler providing for both domestic hot water & heating over.



## FIRST FLOOR LANDING

### BEDROOM ONE

4.41m x 3.37m (14'6" x 11'1")

(max) Having window to front elevation, radiator, access to roof space and built-in cupboard.

### BEDROOM TWO

2.62m x 2.56m (8'7" x 8'5")

(max) Having window to rear elevation, radiator and built-in cupboard.

### CLOAKROOM

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





### EXTERIOR

To the front of the property there is off-road parking for a small car. Gated access to a passageway leads to the:

### REAR GARDEN

Being enclosed by timber fencing and slate chipped for ease of maintenance.

### 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 A.

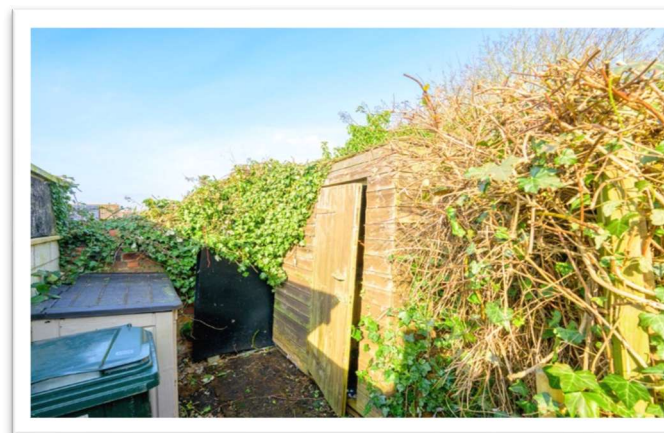
### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

### AGENT'S NOTES

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.

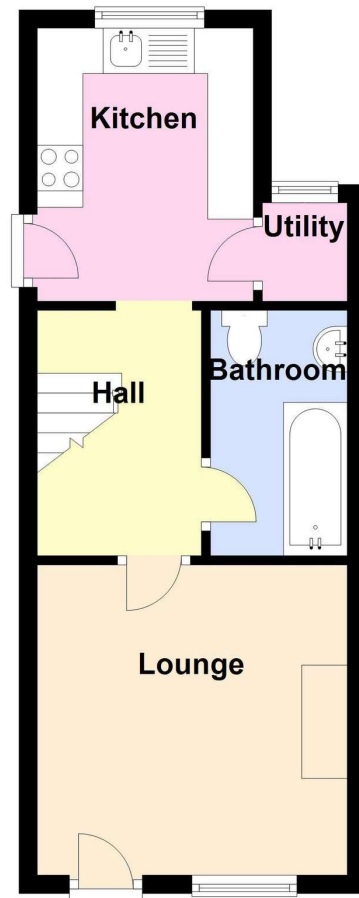
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



## Floorplan

### Ground Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



### First Floor

Approx. 27.4 sq. metres (294.7 sq. feet)



Total area: approx. 57.0 sq. metres (613.8 sq. feet)



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