



12 West End, Spilsby, PE23 5ED

 3  1  2

Freehold

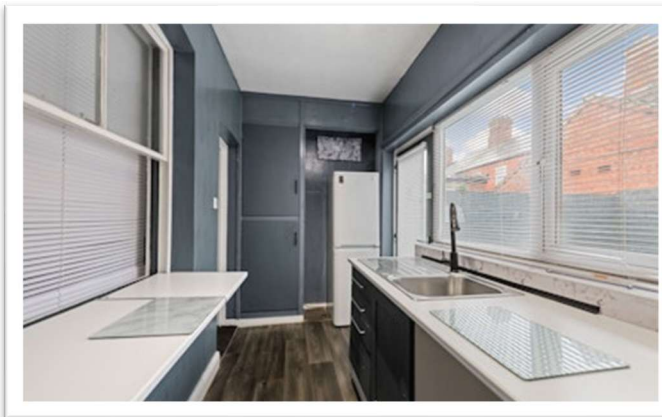
£114,950



Key Features

- Terrace house
- Three bedrooms
- Lounge & dining room
- Bathroom
- Enclosed rear courtyard
- Electric heaters & double glazing
- Close to town centre
- EPC rating E – NO CHAIN





A terrace house within walking distance to Spilsby town centre. Having accommodation comprising: entrance hall, lounge, dining room, kitchen, rear hall and bathroom to ground floor. Three bedrooms to first floor. Outside the property has an enclosed rear courtyard. The property benefits from electric heaters and double glazing. NO CHAIN

ACCOMMODATION

Porch recess with part glazed front entrance door through to the:

ENTRANCE HALL

Having staircase rising to first floor.

LOUNGE

3.68m x 3.49m (12'1" x 11'6")

Having window to front elevation, electric heater and brick built fireplace with electric wood burner effect fire.

DINING ROOM

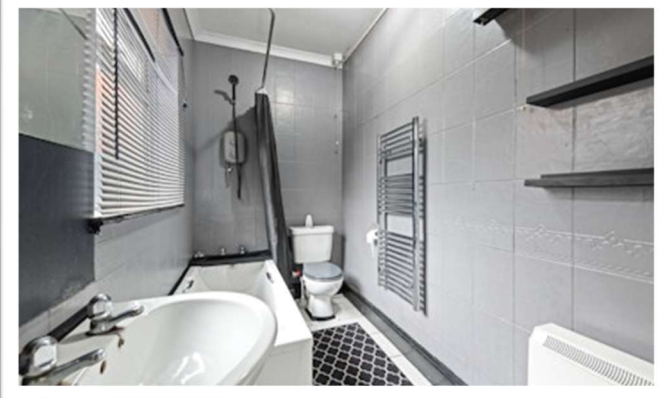
4.71m x 3.7m (15'6" x 12'1")

Having two windows to rear elevation overlooking the kitchen, electric heater, understairs storage cupboard and brick built fireplace with electric wood burner effect fire.

KITCHEN

4.23m x 1.68m (13'11" x 5'6")

Having window & glazed door to rear elevation, wood effect flooring, work surface with inset stainless steel sink & drainer with mixer tap, cupboard & drawers under. Further work surface with cupboard under, space for electric cooker, cupboards & concealed cooker hood over.



REAR HALL

Having window to side elevation and built-in cupboard.

BATHROOM

2.78m x 1.47m (9'1" x 4'10")

Having window to side elevation, electric heater, tiled walls, tile effect flooring, panelled bath with electric shower fitting over, close coupled WC and pedestal hand basin.

FIRST FLOOR LANDING

BEDROOM ONE

4.64m x 3.5m (15'2" x 11'6")

Having window to front elevation, electric heater and built-in cupboard.

BEDROOM TWO

3.64m x 2.23m (11'11" x 7'4")

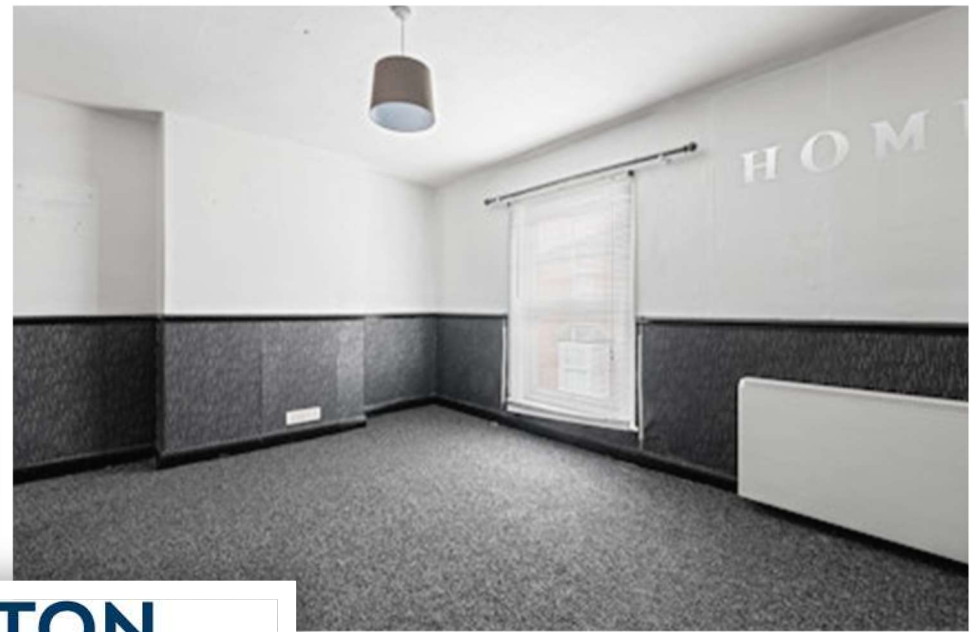
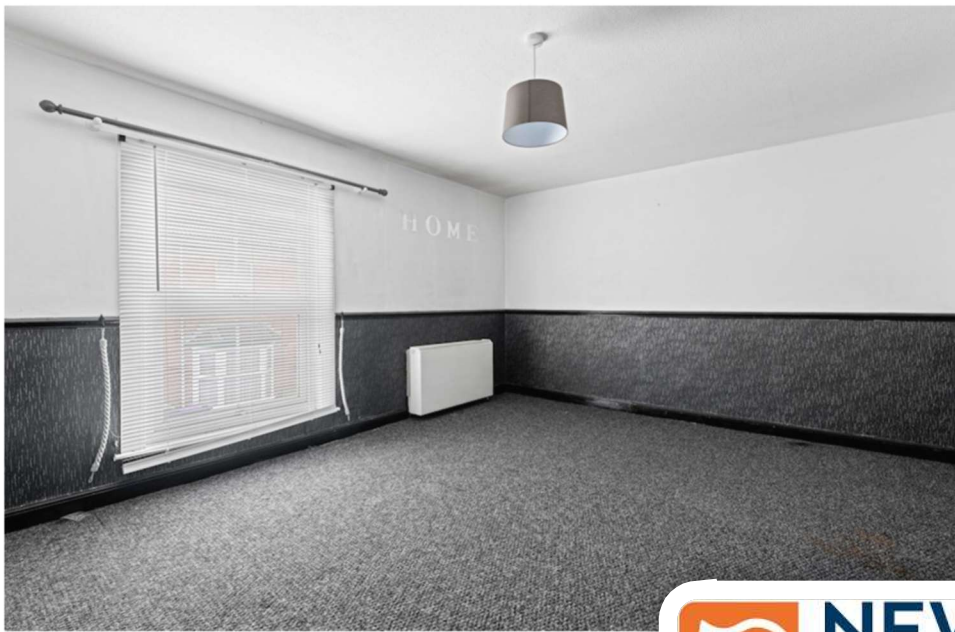
Having window to rear elevation and electric heater.

BEDROOM THREE

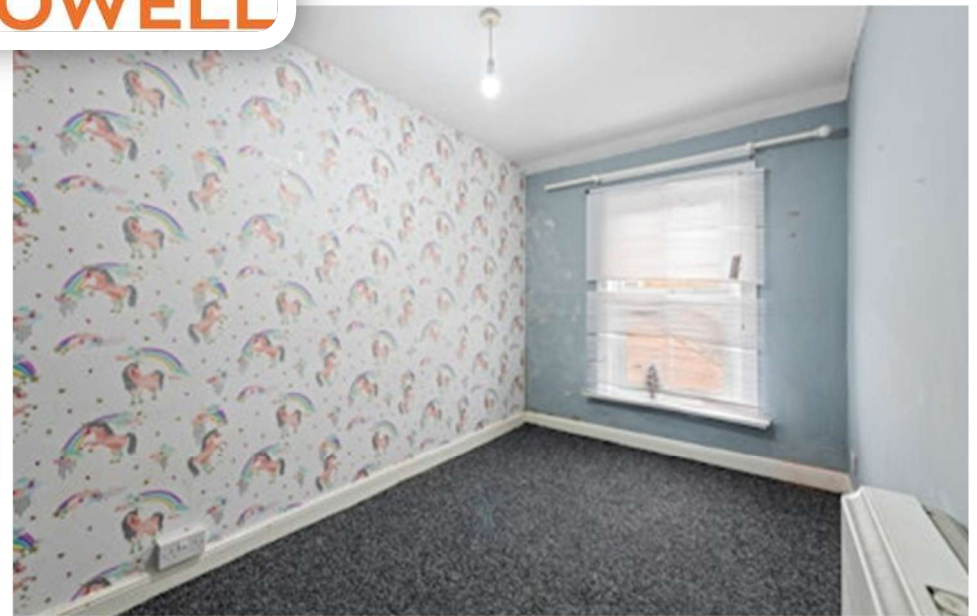
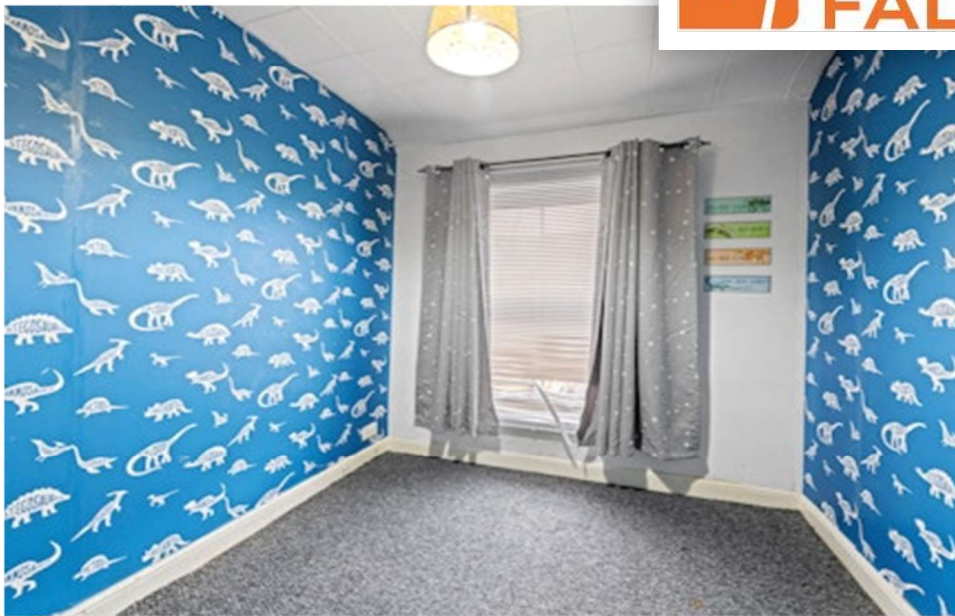
2.7m x 2.24m (8'11" x 7'4")

Having window to rear elevation and electric heater.





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EXTERIOR

To the rear of the property there is an enclosed courtyard with a rear access gate and artificial lawn.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters 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



Newton Fallowell Spilsby

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