



26 Ashby Meadows, Spilsby, PE23 5DN





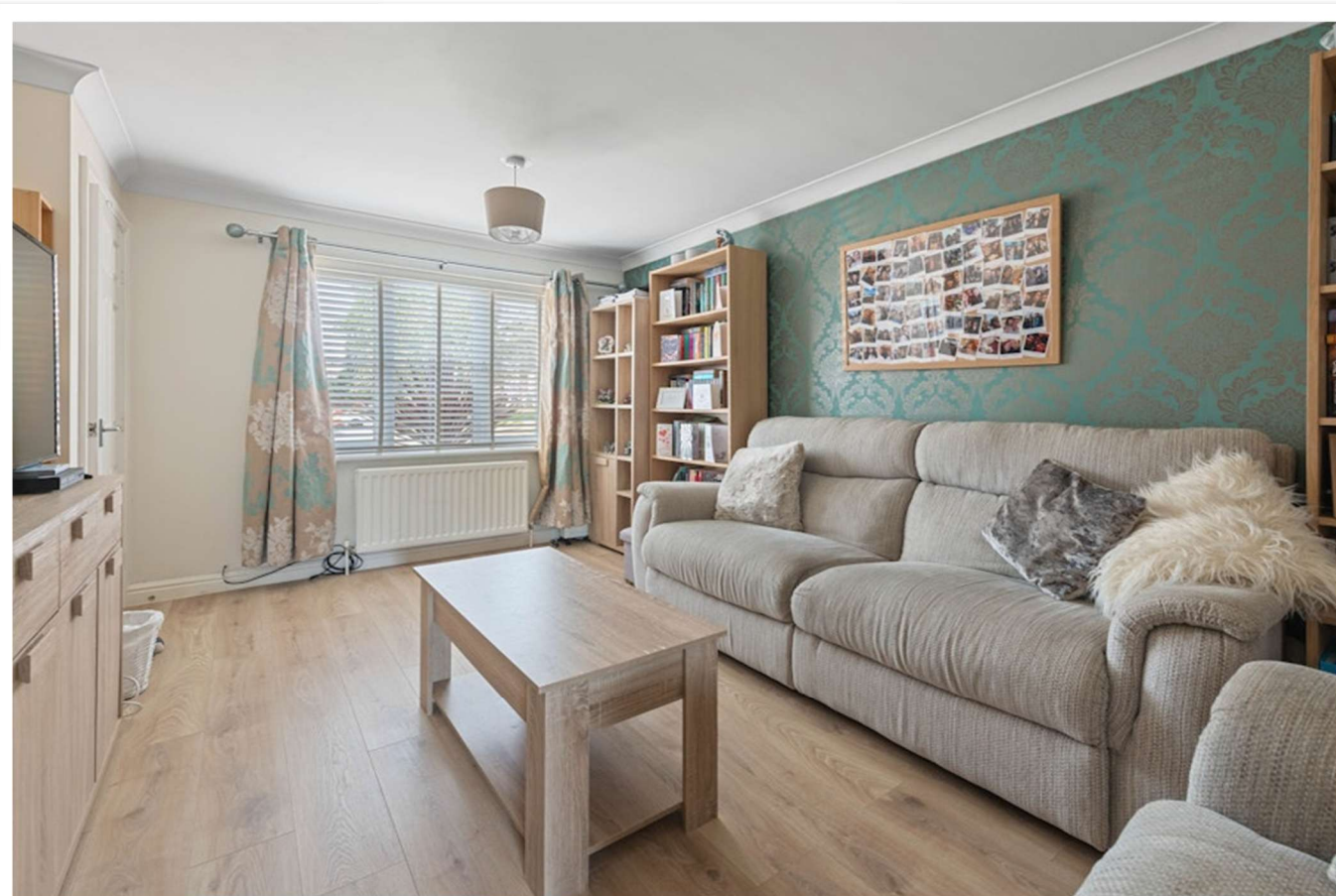
Freehold

Offers in excess of £150,000



## Key Features

- End terrace house
- Two bedrooms
- Lounge & dining kitchen
- Cloakroom & shower room
- Enclosed rear garden
- Two allocated parking spaces
- Gas central heating & double glazing
- EPC rating C





An end terrace house in a popular residential location within walking distance to Spilsby Town centre and backing on to a field. Having well presented accommodation comprising: entrance hall, cloakroom, lounge and dining kitchen to ground floor. Two bedrooms and shower room to first floor. Outside the property has a lawned front garden, an enclosed rear garden and two allocated parking spaces. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having radiator, door to lounge and further door to the:

#### CLOAKROOM

Having close coupled WC and hand basin.

#### LOUNGE

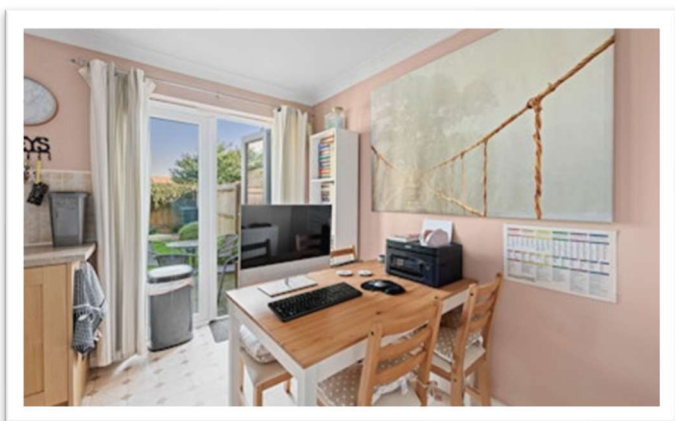
4.67m x 3.14m (15'4" x 10'4")

Having window to front elevation, coved ceiling, radiator, wood effect flooring and staircase rising to first floor.

#### DINING KITCHEN

4.18m x 2.76m (13'8" x 9'1")

Having window & french doors to rear 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. Work surface return with inset gas hob, integrated electric oven, cupboard & drawers under, cupboards, stainless steel cooker hood and cupboard housing gas fired boiler providing for both domestic hot water & heating over. Further work surface return with cupboard under and unit to side with space for upright fridge/freezer.





### FIRST FLOOR LANDING

Having coved ceiling and access to roof space.

### BEDROOM ONE

4.19m x 2.85m (13'8" x 9'5")

Having window to rear elevation, coved ceiling and radiator.

### BEDROOM TWO

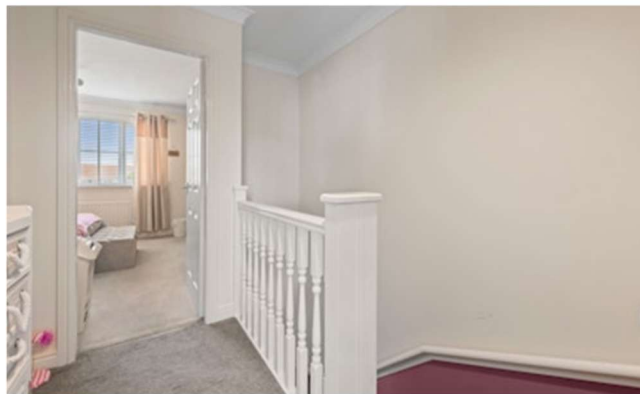
3.45m x 2.6m (11'4" x 8'6")

Having window to front elevation, coved ceiling, radiator and two built-in cupboards.

### SHOWER ROOM

2.01m x 1.89m (6'7" x 6'2")

Having window to side elevation, coved ceiling, chrome heated towel rail, tiled splashbacks, tiled floor, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.





### EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. Gated access to the:

### REAR GARDEN

Being enclosed and laid to lawn with borders. Having a patio area and garden store.

The property also has two allocated parking spaces.

### 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.

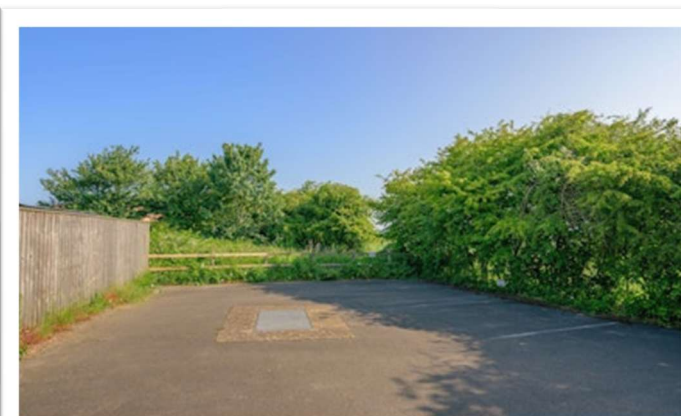
### VIEWING

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.

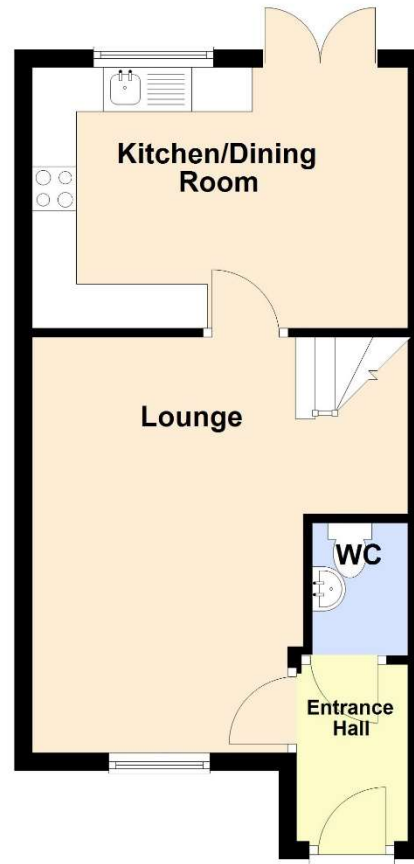
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



## Floorplan

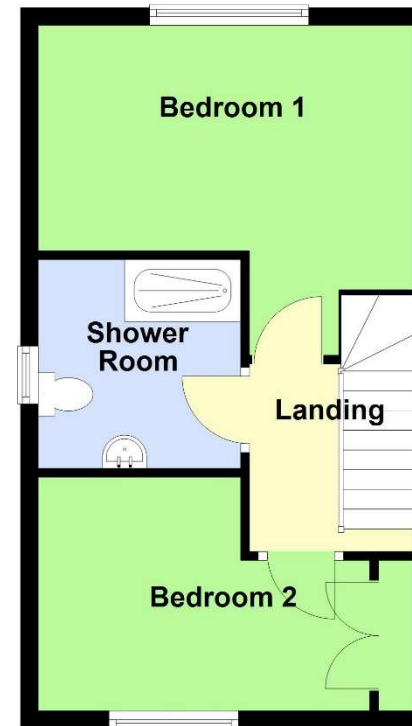
### Ground Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



### First Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



Total area: approx. 67.1 sq. metres (722.6 sq. feet)



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