



9 Spilsby Meadows, Spilsby, PE23 5GA



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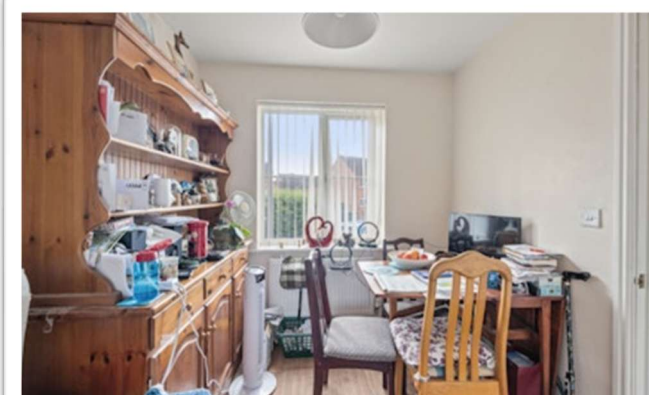
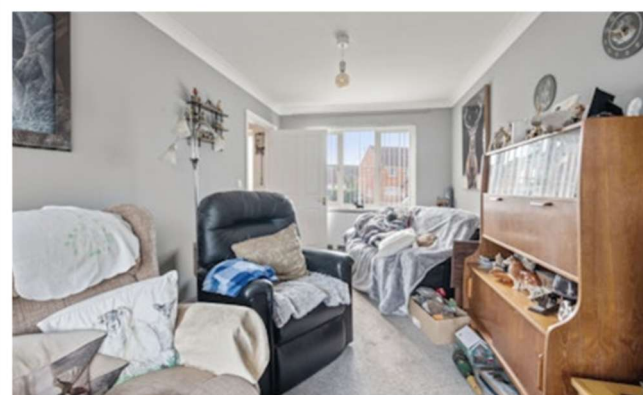
Freehold

Offers over £215,000



Key Features

- Detached house
- Three bedrooms
- Lounge & dining room
- Kitchen & utility
- Cloakroom & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating C





A detached house in a popular residential location within walking distance to Spilsby town centre. Having accommodation comprising: entrance hall, cloakroom, lounge, dining room, kitchen and utility to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a lawned front garden, a driveway to the side providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Steps up to the part glazed front entrance door with side screen and canopy over through to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

CLOAKROOM

Having radiator, extractor, close coupled WC and pedestal hand basin with tiled splashback.

LOUNGE

5.41m x 2.64m (17'8" x 8'8")

Having window to front elevation, sliding doors to rear elevation & garden, coved ceiling and radiator.

DINING ROOM

2.44m x 2.26m (8'0" x 7'5")

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

KITCHEN

2.84m x 2.24m (9'4" x 7'4")

Having window to rear elevation, inset ceiling spotlights, 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 & appliance space under. Work surface return with inset gas hob, integrated electric oven, cupboards, drawers & appliance space under, cupboards & concealed extractor over.

UTILITY

1.8m x 1.52m (5'11" x 5'0")

Having part glazed door to rear elevation, radiator, tiled floor, gas fire boiler providing for both domestic hot water & heating, work surface with space & plumbing for automatic washing machine under.



FIRST FLOOR LANDING

Having window to rear elevation, radiator and built-in airing cupboard housing hot water cylinder with fitted electric immersion heater.

BEDROOM ONE

2.44m x 2.13m (8'0" x 7'0")

Having window to front elevation, radiator, built-in cupboard and built-in wardrobe.

BEDROOM TWO

2.95m x 2.46m (9'8" x 8'1")

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

BEDROOM THREE

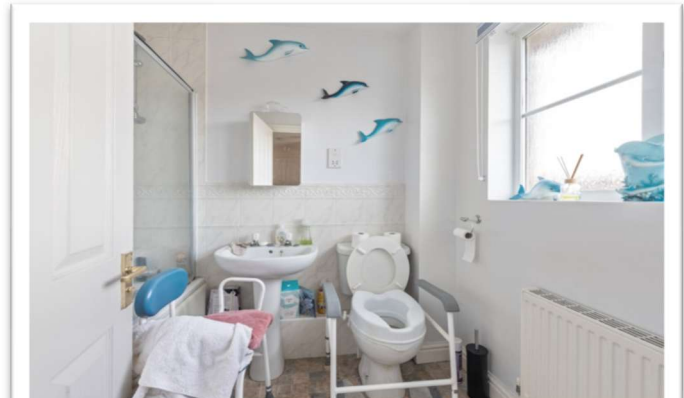
3.33m x 2.9m (10'11" x 9'6")

Having window to rear elevation and radiator.

BATHROOM

2.21m x 1.7m (7'4" x 5'7")

Having window to rear elevation, radiator, tile effect flooring, tiled splashbacks, extractor and shaver point. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a lawned garden. A driveway to the side provides off-road parking and leads to the:

GARAGE

5.05m x 2.57m (16'7" x 8'5")

Having electric roller door, side service door, light and power.

Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with a small paved patio.

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. We are advised that the property had a new gas boiler, hot water cylinder with fitted electric immersion heater in January 2025.

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.

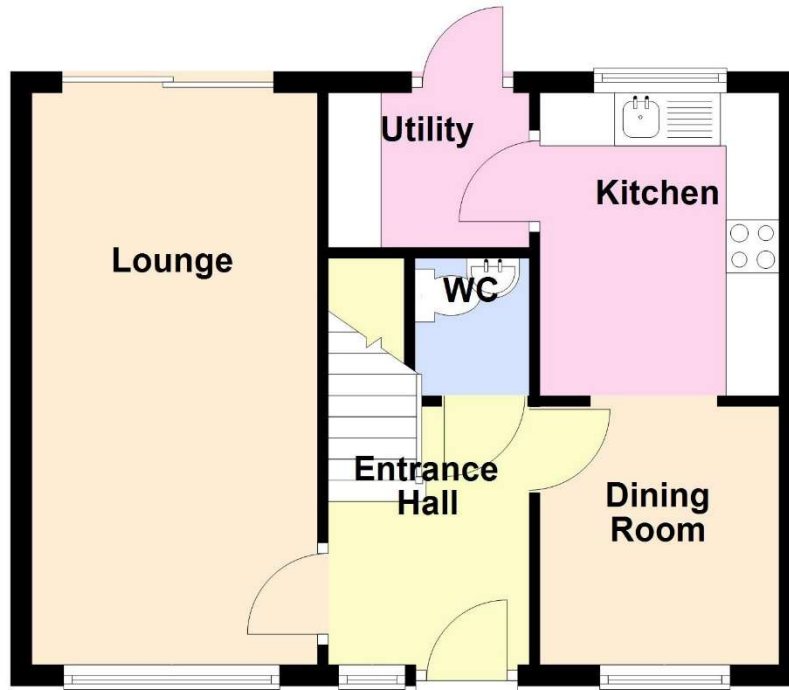
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan

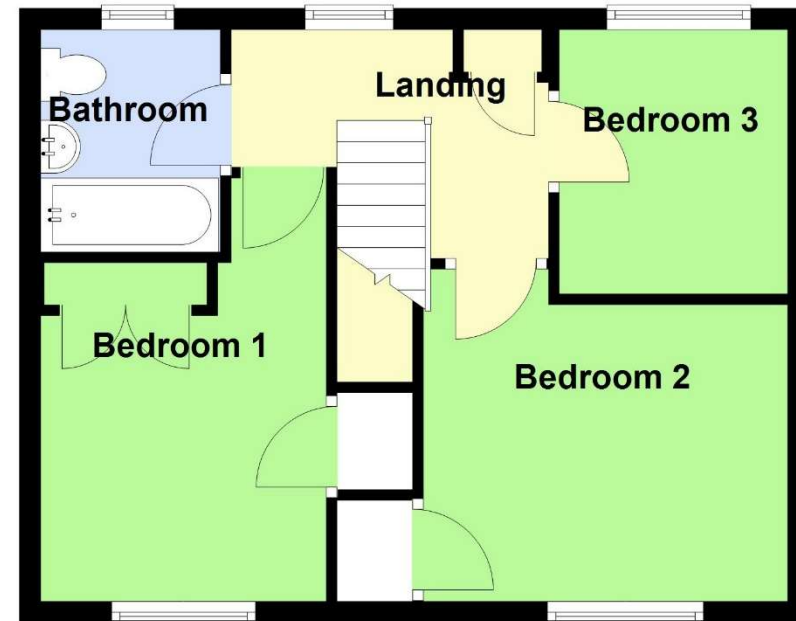
Ground Floor

Approx. 38.1 sq. metres (410.4 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.4 sq. feet)



Total area: approx. 76.2 sq. metres (820.7 sq. feet)



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