



16 Winston Road, Spilsby, PE23 5HJ



Freehold

£170,000 open to offers



Key Features

- Detached bungalow
- Two bedrooms
- Lounge, dining room & kitchen
- Shower room
- Driveway & garage
- Enclosed rear garden
- EPC rating D





Situated in a pleasant and sought-after residential area just off Boston Road, this well-proportioned detached bungalow is located on the outskirts of the popular market town of Spilsby.

The accommodation comprises: entrance hall, comfortable lounge, separate dining room, fitted kitchen, two bedrooms, and a shower room.

Outside, the property features a low-maintenance gravelled front garden, a driveway providing ample off-road parking, a detached garage, and a fully enclosed rear garden with a charming summerhouse, ideal for relaxing or enjoying the outdoors.

This attractive bungalow offers single-level living in a peaceful setting, making it an excellent choice for downsizers, retirees, or anyone seeking a quiet yet convenient location.



ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having window to side elevation and built-in cupboard.

LOUNGE

5.51m x 4.11m (18'1" x 13'6")

(max) Having windows to side & rear elevations, coved ceiling and fireplace with inset living flame style gas fire (not working).

KITCHEN

4.08m x 2.31m (13'5" x 7'7")

Having window & part glazed door to rear elevation and cupboard housing gas fired boiler providing for both warm air heating and domestic hot water. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under. Further work surface with inset gas hob, cupboards under, cupboards & concealed cooker hood over, unit to side housing integrated electric oven.

DINING ROOM

3.37m x 2.11m (11'1" x 6'11")

Having window to side elevation and serving hatch to kitchen.

BEDROOM ONE

4.1m x 3.26m (13'6" x 10'8")

Having window to front elevation, electric heater and fitted wardrobes to either side of drawers with mirror & cupboard over.

BEDROOM TWO

4.11m x 2.94m (13'6" x 9'7")

Having window to front elevation.

SHOWER ROOM

2.22m x 2.11m (7'4" x 6'11")

Having window to side elevation, part tiled walls, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a low maintenance gravelled garden which extends down the right hand side of the property. A gravelled driveway provides ample off-road parking and extends down the left hand side of the property to the:

GARAGE

Having up-and-over door, window to rear and service door to side.

Gated access to the:

REAR GARDEN

Being enclosed and having a paved patio with summerhouse, gravelled area with circular paved seating area and a shaped lawn with borders.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is gas fired warm air heating and the property is double glazed. The current council tax is band C.

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.





 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 75.9 sq. metres (817.5 sq. feet)



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