



36 Reynard Street, PE23 5JB



Freehold

£135,000



Key Features

- Terrace house
- Two bedrooms
- Lounge & dining kitchen
- Cloakroom & bathroom
- Rear courtyard
- Parking space
- NEW BUILD
- EPC rating TBC





A new build terrace house on a small development of four homes within a short walking distance to Spilsby Town Centre. Having accommodation comprising: lounge, inner hall, cloakroom and dining kitchen to ground floor. Two bedrooms and bathroom to first floor. Outside the property has an enclosed rear courtyard and a parking space.

ACCOMMODATION

Part glazed uPVC entrance door through to the:

LOUNGE

4m x 3.62m (13.1ft x 11.9ft)

Having sealed unit double glazed uPVC windows to front & side elevations and radiator.

INNER HALL

Having staircase rising to first floor, door to dining kitchen and door to the:

CLOAKROOM

Having radiator, close coupled WC and pedestal hand basin.

DINING KITCHEN

4.16m x 4m (13.6ft x 13.1ft)

Having sealed unit double glazed uPVC windows to side & rear elevations, sealed unit double glazed uPVC french doors to rear elevation, radiator and built-in cupboard. Fitted with a range of base & wall units with work surfaces & upstands incorporating: stainless steel sink with drainer & mixer tap inset to work surface, gas hob with cooker hood over, integrated electric oven, space & plumbing for automatic washing machine.

FIRST FLOOR LANDING

Having radiator and access to roof space.

BEDROOM ONE

4m x 3.68m (13.1ft x 12.1ft)

Having two sealed unit double glazed uPVC windows to front elevation and radiator.

BEDROOM TWO

3.2m x 1.98m (10.5ft x 6.5ft)

Having sealed unit double glazed uPVC window to rear elevation and radiator.

BATHROOM

2.24m x 1.92m (7.3ft x 6.3ft)

Having sealed unit double glazed uPVC window to rear elevation, radiator, panelled bath, close coupled WC and pedestal hand basin.



EXTERIOR

The property has an enclosed paved rear courtyard with a gate to the rear which gives access to a parking space.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

THE INTERNAL PHOTOGRAPHS ARE OF A SIMILAR COMPLETED PROPERTY AND FOR GUIDANCE PURPOSES ONLY.

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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.



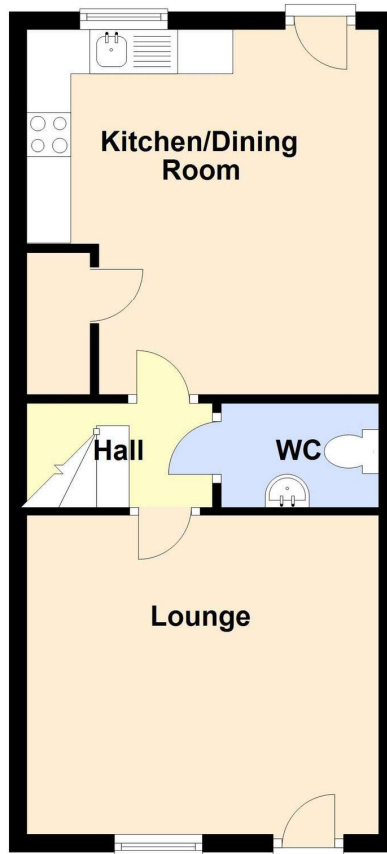


 **NEWTON FALLOWELL**

Floorplan

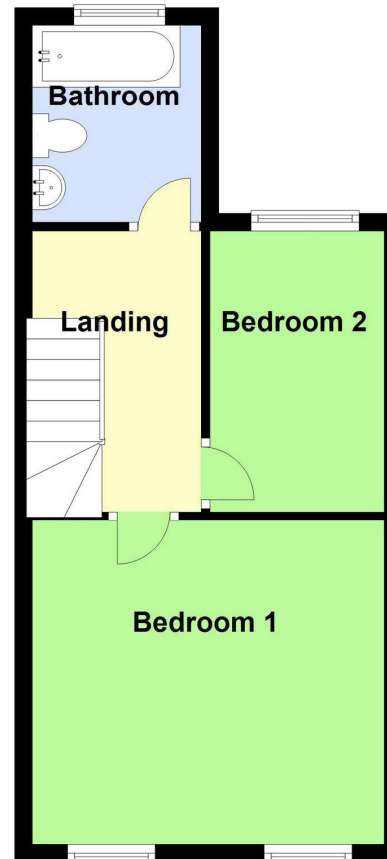
Ground Floor

Approx. 36.6 sq. metres (394.4 sq. feet)

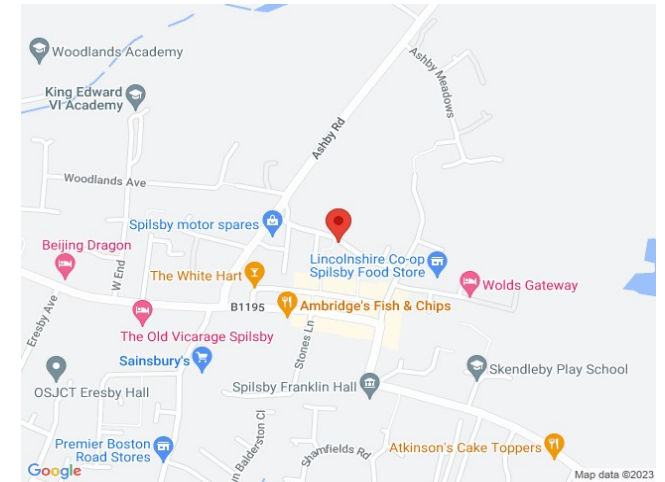


First Floor

Approx. 32.4 sq. metres (348.9 sq. feet)



Total area: approx. 69.1 sq. metres (743.3 sq. feet)



Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk