



14 Spence Street, Spilsby, PE23 5EA



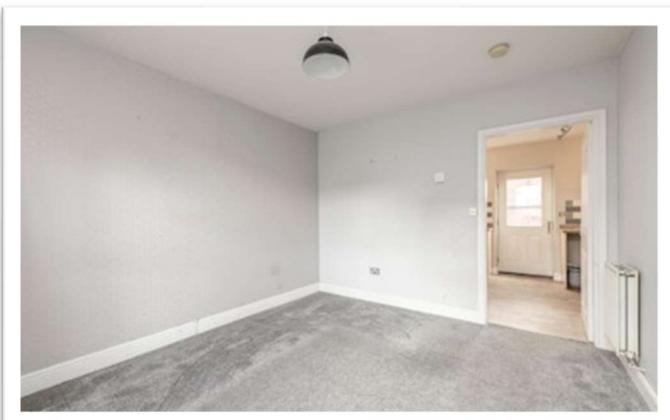
Freehold

£139,950

 2  1  1

## Key Features

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





Conveniently situated within easy reach of Spilsby's shops and amenities, this mid-terrace property is an excellent choice for first-time buyers or investors.

The ground floor offers a comfortable lounge, a spacious dining kitchen and a cloakroom, while the first floor provides two bedrooms and a family bathroom. Outside, the home benefits from an enclosed rear garden and two allocated parking spaces, along with gas central heating and double glazing throughout.

#### ACCOMMODATION

Front entrance door with fanlight above through to the:

#### ENTRANCE HALL

Having staircase rising to first floor.

#### LOUNGE

3.84m x 3.27m (12'7" x 10'8")

Having window to front elevation and two radiators.

#### DINING KITCHEN

4.3m x 2.75m (14'1" x 9'0")

Having window & part glazed door to rear elevation, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, tray recess & appliance space under. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & stainless steel cooker hood over. Further work surface return with cupboard & drawers under. Further work surface forming breakfast bar with space & plumbing for automatic washing machine under.

#### CLOAKROOM

Having close coupled WC and hand basin.



**NEWTONFALLOWELL**

### FIRST FLOOR LANDING

Having built-in cupboard and built-in airing cupboard housing gas fired boiler providing for both domestic hot water & heating.

### BEDROOM ONE

3.46m x 3.06m (11'5" x 10'0")

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

### BEDROOM TWO

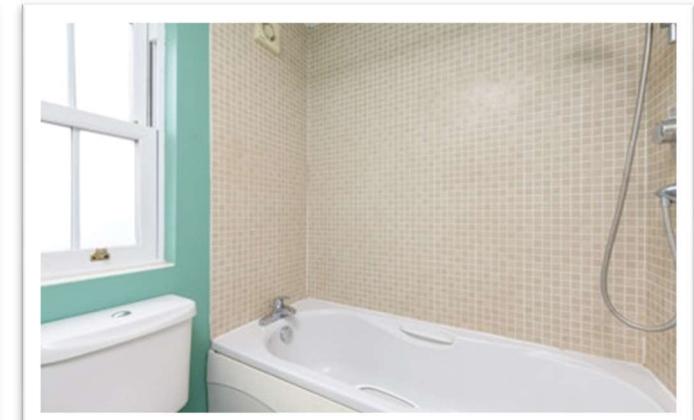
3.51m x 2.09m (11'6" x 6'11")

Having window to rear elevation and radiator.

### BATHROOM

2.09m x 1.7m (6'11" x 5'7")

Having window to rear elevation, radiator, vinyl flooring, tiled splashbacks, panelled bath with shower fitting over, close coupled WC and pedestal hand basin.



#### EXTERIOR

To the front of the property there is a small gravelled garden enclosed by wrought iron railings & hedging with a gated access to a footpath leading to the front entrance door.

#### REAR GARDEN

Being enclosed and having a shaped lawn and a paved patio & footpath which leads to a rear entrance gate. The property also has two allocated parking spaces to the rear.

#### 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.

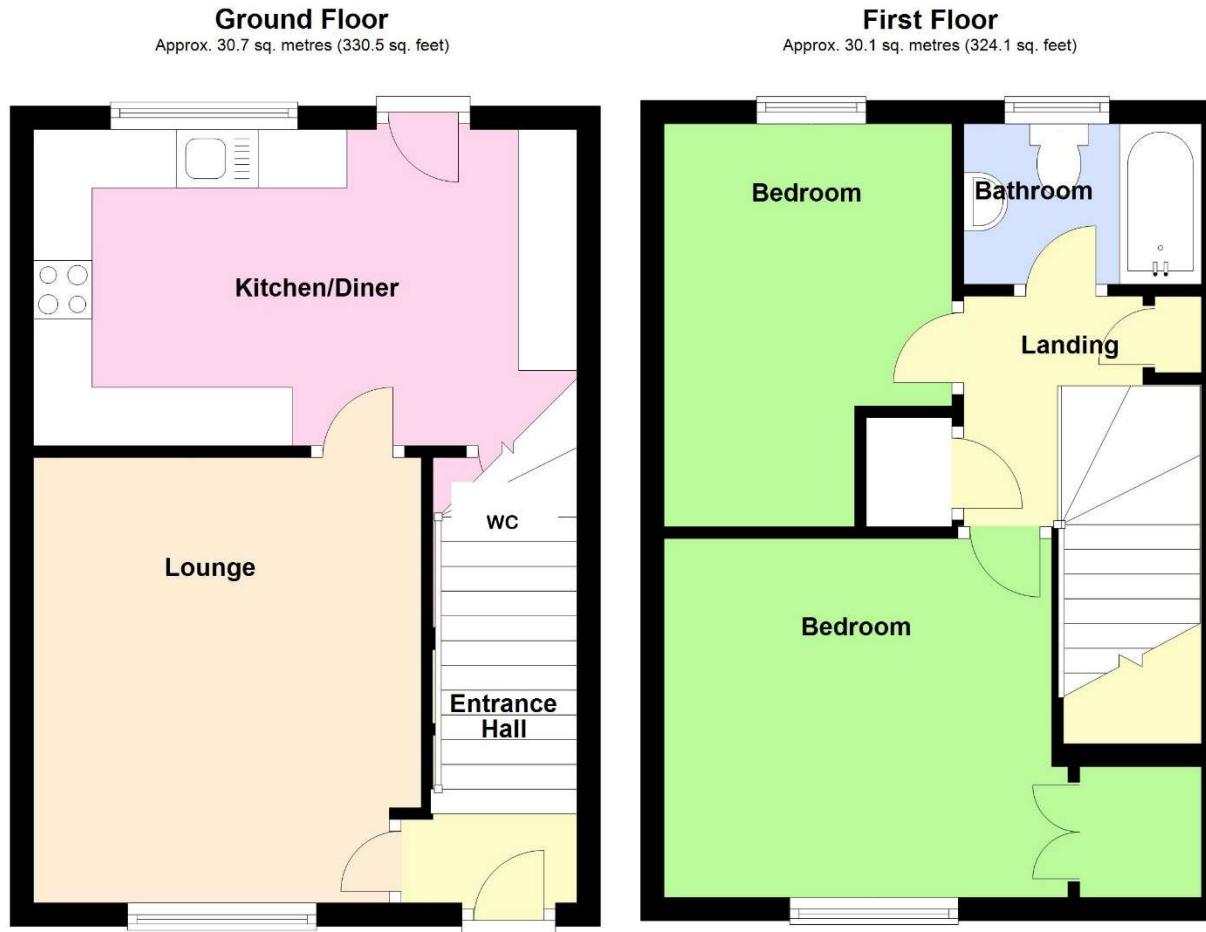
#### AGENT'S NOTES

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



Newton Fallowell Spilsby

01790 755222

[spilsby@newtonfallowell.co.uk](mailto:spilsby@newtonfallowell.co.uk)

 **NEWTONFALLOWELL**