



14 Spence Street, Spilsby, PE23 5EA





Freehold

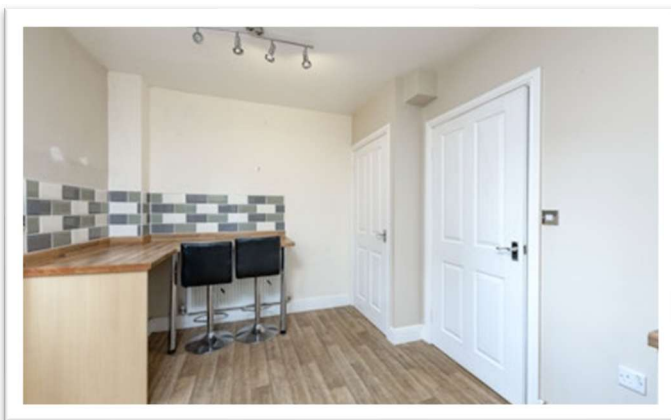
£139,950



## 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.

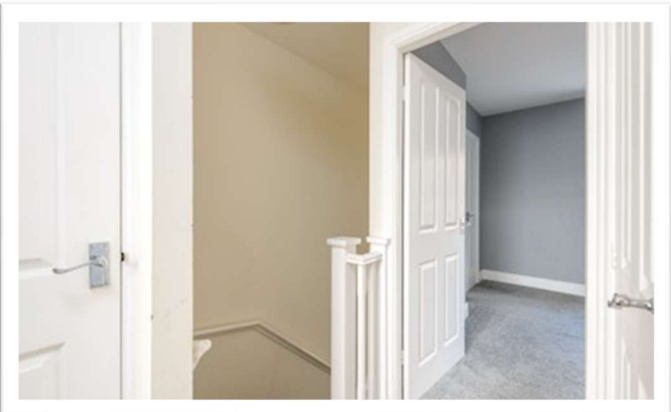
#### DINING KITCHEN

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.



### 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

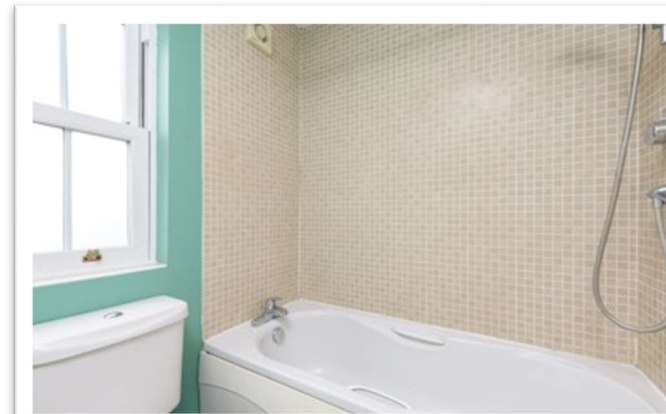
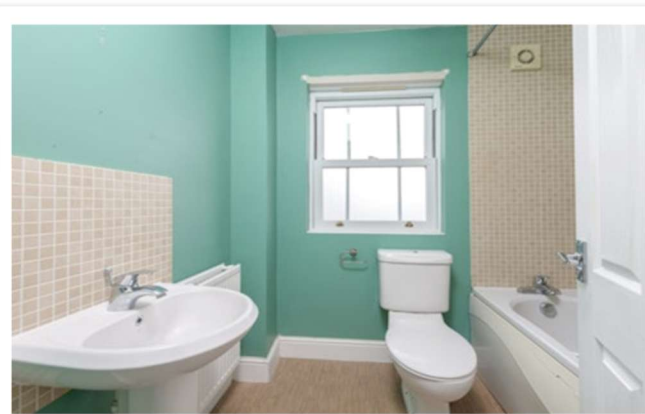
3.51m x 2.09m (11'6" x 6'11")

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.

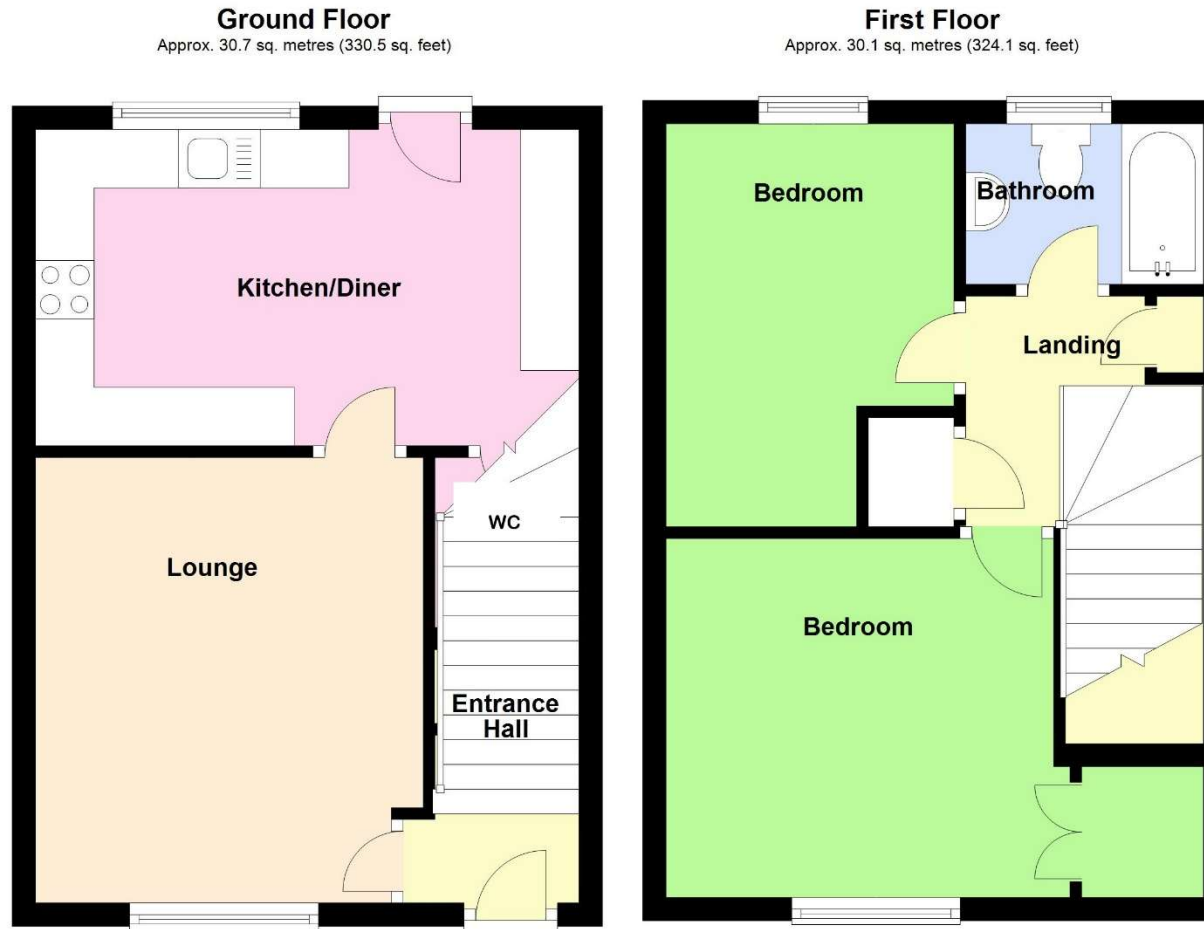
### AGENT'S NOTES

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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



Total area: approx. 60.8 sq. metres (654.7 sq. feet)



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