



5 Pooles Lane, Spilsby, PE23 5EU



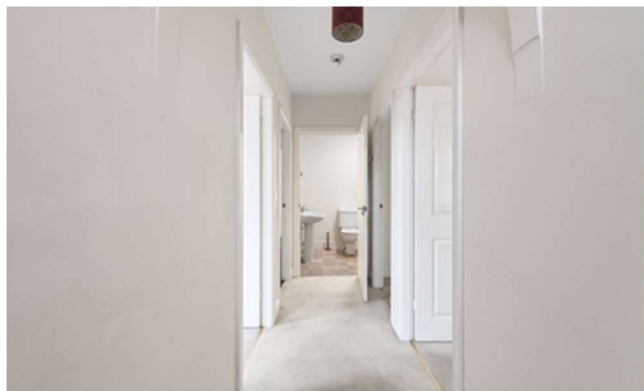
Leasehold

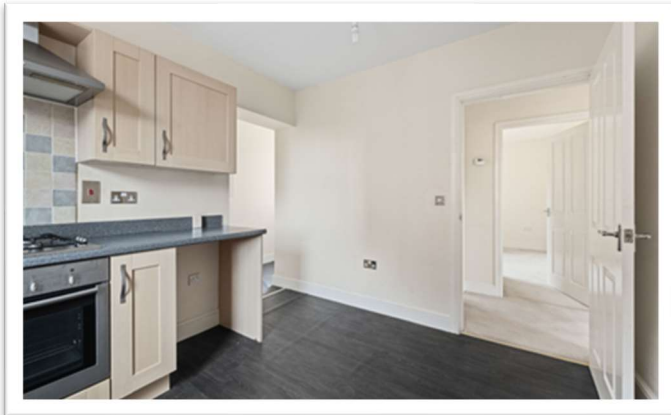
£105,950



Key Features

- Ground floor flat
- Two bedrooms
- Lounge & dining kitchen
- Allocated parking space
- Enclosed rear garden
- Gas central heating & double glazing
- NO CHAIN
- EPC rating TBC





A ground floor flat within walking distance to Spilsby Town Centre. Having accommodation comprising: entrance hall, lounge, dining kitchen, rear hall, two bedrooms and bathroom. Outside the property has an allocated parking space and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed front entrance door with fanlight above through to the:

ENTRANCE HALL

Having radiator and built-in cupboard.

LOUNGE

3.63m x 3.60m (11'11" x 11'10")

Having windows to front & side elevations and two radiators.

DINING KITCHEN

3.61m x 2.87m (11'10" x 9'5")

Having window to side elevation, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands 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, gas fired boiler providing for both domestic hot water & heating over. Work surface return with inset gas hob, integrated electric oven, cupboards & appliance space under, cupboards & stainless steel cooker hood over. Opening to the:

REAR HALL

Having part glazed door to garden, wood effect flooring and built-in wall cupboard.

BEDROOM ONE

3.62m x 3.38m (11'11" x 11'1")

Having window to front elevation and radiator.

BEDROOM TWO

3.63m x 3.11m (11'11" x 10'2")

Having window to rear elevation and radiator.

BATHROOM

2.11m x 1.68m (6'11" x 5'6")

Having radiator, tile effect flooring, extractor, tiled splashbacks, panelled bath with shower fitting over, close coupled WC and hand basin with mixer tap.

EXTERIOR

To the rear of the property there is an enclosed garden which is laid to lawn with a paved footpath. A rear access gate gives access to off-road parking to the rear of the property.



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.

LEASE DETAILS

The property is leasehold with a lease created from August 2007 for 199 years. The service charge is £667.88 payable in advance every six months and is paid up until 31st December 2024.

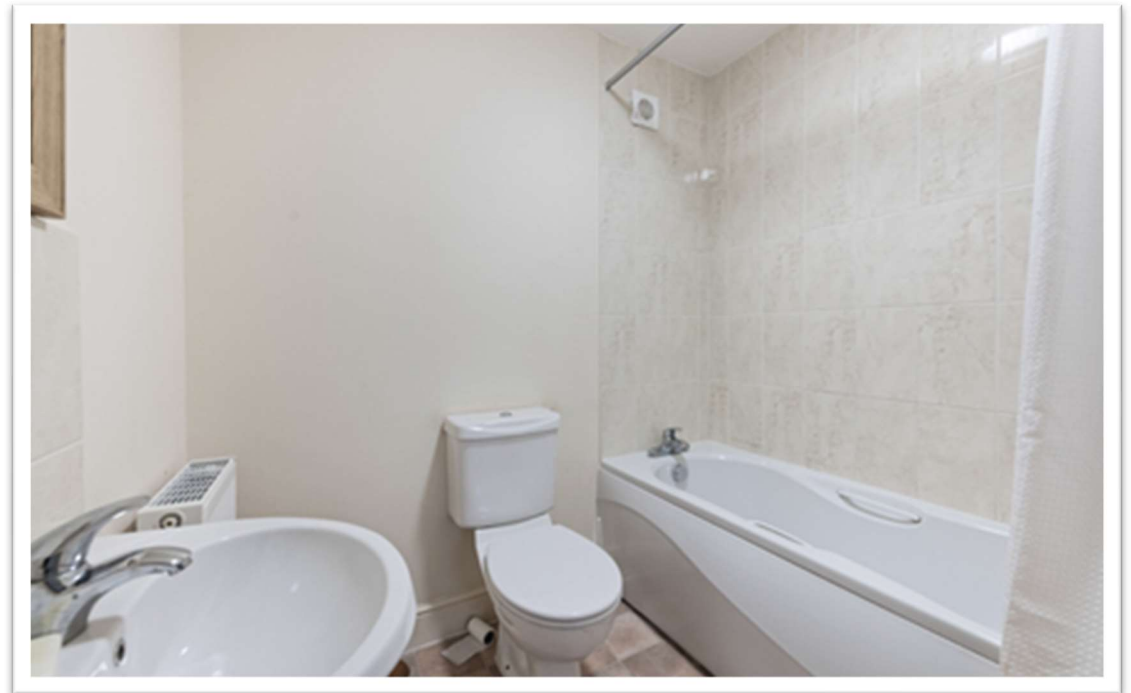
VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

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.

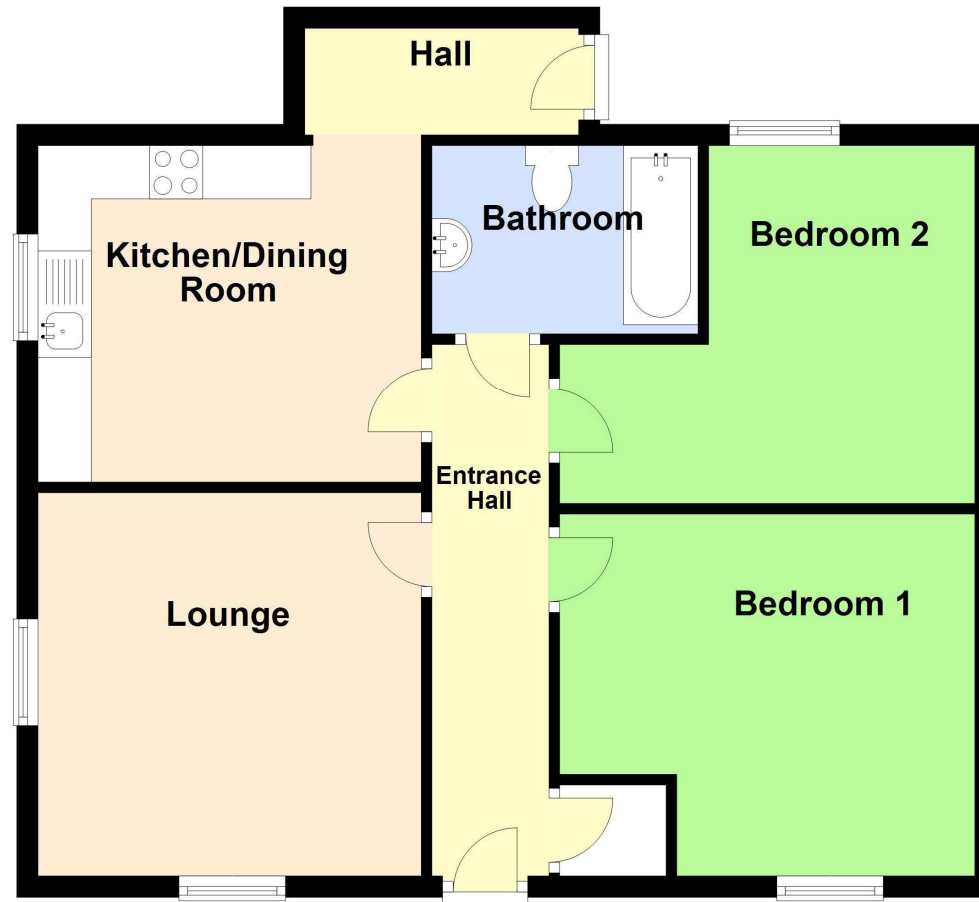




 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 62.7 sq. metres (675.1 sq. feet)



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