



**Partney Road, Spilsby PE23 5EH**

**welcome to**

## **Partney Road, Spilsby**

\*\*\*GUIDE PRICE £330,000- £340,000 \*\*\*

THIS REALLY WELL PRESENTED 3 BEDROOM DETACHED HOUSE IS LOCATED IN THE DESIRABLE MARKET TOWN, SPILSBY. THE PROPERTY IS A SHORT DISTANCE FROM LOCAL AMENITIES SUCH AS SCHOOLS, SHOPS AND PUBS AND HAS GREAT TRANSPORT LINKS TO

CRENSHAW AND SURROUNDING AREAS

### **Entrance Porch**

Entrance porch leads to the front door leading into the Hallway:

### **Hallway**

Has a radiator, stairs leading to the first floor accommodation and doors into the following rooms:

### **Lounge**

13' Min to bay x 13' ( 3.96m Min to bay x 3.96m )  
Comprising of a bay window to the front elevation and an additional window to the side, there is also a radiator and an open fire.

### **Dining Room/ Reception Room**

10' 7" x 13' ( 3.23m x 3.96m )  
Comprising of built in cupboard and additional shelving, radiator and a door leading into the conservatory:

### **Conservatory**

Has windows to 3 elevations and a door leading out to the rear garden.

### **Breakfast Room/ Study Room**

7' 9" x 8' ( 2.36m x 2.44m )  
Has under stairs storage cupboard, tiled flooring, window & radiator. There is a door leading into:

### **Kitchen**

13' 4" x 6' 1" ( 4.06m x 1.85m )  
Newly fitted kitchen comprising of wall, base and drawer units with worktop space over, window to the rear elevation, integrated oven, hob and extractor, sink, door leads into Utility/WC

### **Utility/ Wc**

Has a WC, space and plumbing for a washing

machine and there is an opaque window.

### **Rear Porch**

7' 3" x 4' 3" ( 2.21m x 1.30m )  
Has a window to the rear elevation and an additional window to the side, there is also base units with worktop space over and a door leading out to the rear garden.

### **Landing**

Has a window on the stairs and doors leading into the following rooms:

### **Bedroom 1**

12' x 13' ( 3.66m x 3.96m )  
Comprising of a storage cupboard, window and radiator.

### **Bedroom 2**

13' x 13' ( 3.96m x 3.96m )  
With a window and radiator.

### **Bedroom 3**

7' 6" x 8' ( 2.29m x 2.44m )  
Has a window and radiator.

### **Bathroom**

Comprising of a free standing bath, separate walk in shower, WC, sink, tiled walls, towel radiator and an opaque window.

### **External**

The front of the property offers secure parking due to gated access offering space for multiple vehicles. The rear is a good sized garden which is mainly lawned and has a shed.

### **Agents Note**

This property has existing planning permission - to



find out more information please go onto the Gov  
Website using the planning reference -  
S/165/01333/20



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## Partney Road, Spilsby

- \*\*\*GUIDE PRICE £330,000- £340,000 \*\*\*
- 3 BEDROOM DETACHED HOUSE
- IDEAL LOCATION FOR LOCAL AMENITIES
- DRIVEWAY & GARDEN
- CONSERVATORY

Tenure: Freehold EPC Rating: D

guide price

**£330,000**

### directions to this property:

See Multi-Map Illustration



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
SKG108361 - 0009

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