



Willsons

21, Granary Close, Spilsby

£895 Per Month



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Willsons
— SINCE 1842 —

21, Granary Close,
, Spilsby,
Lincolnshire, PE23 5BP

"AGENT'S COMMENTS"

Modern 3-bedroom mid terrace house located in the popular town of Spilsby is close to local amenities and Spilsby Town Centre. This property consists of kitchen, ground floor WC, large lounge with access to rear garden, two double bedrooms, one single bedroom, shower room and two storage cupboards. Benefitting from UPVC double glazing and gas central heating throughout, this property is beautifully decorated and cosy. There is off-road parking with an allocated space and a garage to the side. Council Tax band B, EPC rating C, Deposit £1032.69

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<https://www.willsons-property.co.uk>

Viewings and Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Accommodation

Modern 3-Bedroom mid terrace house located in the village of Spilsby, with garden, garage and off-road parking

Bathroom

6'11" x 5'6" (2.11 x 1.70)

UPVC double glazed window, towel rail radiator, large panelled shower cubicle with glass screen, extractor fan, vanity hand basin with storage underneath, toilet, electric shaver point, door hook.

First floor storage cupboard

2'5" x 3'4" (0.75 x 1.03)

Shelving, sockets and switches, handle for loft hatch.

Bedroom 1

10'3" x 8'3" (3.13 x 2.54)

UPVC double glazed window with fitted curtains and rail, gas central heated radiator, sockets and switches.

Bedroom 2

8'3" x 12'9" (2.52 x 3.89)

UPVC double glazed window with fitted curtains and rail, gas central heated radiator, fitted TV bracket, spotlight lighting with dimmer switch, TV connection point, internet connection point, sockets and switches with USB ports.

Bedroom 3

7'0" x 6'10" (2.14 x 2.10)

UPVC double glazed window with fitted curtains and rail, gas central heated radiator, sockets and switches.

Lounge

14'4" x 15'7" (4.37 x 4.77)

UPVC double glazed window with fitted vertical blinds and double UPVC french doors with fitted blinds leading to rear garden, gas central heated radiators, TV bracket, spotlight lighting with dimmer switch, BT internet hub, TV connection port, Internet connection port, sockets and switches with USB port.

Understairs storage cupboard

5'10" x 2'11" (1.80 x 0.89)

Light fixture, clothes airer, coat hook.

Ground floor WC

3'0" x 6'3" (0.93 x 1.93)

UPVC double glazed window, gas central heated radiator, toilet, hand basin, electric fuse box.

Kitchen

7'11" x 8'7" (2.42 x 2.62)

UPVC double glazed window with fitted roller blind, gas central heated radiator, gas boiler, electric oven with 4 ring gas hob and overhead extractor fan, range of wall and base units, stainless steel sink and drainer, gifted free-standing fridge freezer, gifted washing machine, gifted microwave, sockets and switches.

Garage

16'9" x 8'7" (5.11 x 2.62)

Manual up and over door, sockets and switches, light fixtures.





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

