



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



42 Magellan Drive
Spilsby, Lincolnshire. PE23 5FB

BELL



42 Magellan Drive Spilsby

42 Magellan Drive is an excellently presented three-bedroom family home, set to a quiet no-through road position. Offering well-appointed accommodation, updated by the current vendors including new kitchen and bathroom; the property comes to the market with **NO ONWARD CHAIN**.

The ground floor is set beautifully with living room to the front and dining kitchen to the rear, French doors giving the opportunity for an open plan arrangement. Completed with entrance hallway, stairway and under stairs storage to the ground floor; the first is set with three bedrooms and family bathroom. The gardens are well maintained, the rear set to lawn and patio and the front laid to gravel, for further parking alongside the tarmac driveway.

ACCOMMODATION

The property is entered to the front, through uPVC double glazed obscure door with arched window, to:

Entrance Hallway with wood effect flooring, ceiling light and power points. Wood obscure glazed door to:

Hallway having carpeted stairs with hand rail to first floor, wood effect flooring, ceiling light. Wood windowed door to:

Living Room having uPVC double glazed bow window to front aspect; wood burning style electric fire to tiled surround with wood mantle, wood style laminate flooring, radiator, TV point, ceiling light and power points. Wood glazed French doors to:





Dining Kitchen having uPVC double glazed French doors to rear, window to side aspect; a good range of modern storage units to base and wall levels, Lamona sink and drainer set to square edge wood effect worktops with space and connections for upright fridge-freezer, under counter washing machine, oven and Lamona hob beneath extractor canopy. Wood style laminate flooring. wall mounted gas fired Viessman boiler, carpeted stairs with hand rail to first floor with built in understairs storage space, ceiling lights.

First Floor

Gallery Landing with carpeted floor, loft access hatch, radiator, built in storage space, ceiling light and power points. Doors to first floor accommodation.

Master Bedroom having uPVC double glazed windows to front aspect; carpeted floor, radiator, TV point, ceiling light and power points.

Family Bathroom having P shaped panel bath with tiled surround and shower over, wash hand basin set to vanity unit and low level WC. Tiled floor, heated towel rail and ceiling light.

Bedroom 2 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 3 with uPVC double glazed window to rear aspect; carpeted floor, ceiling light, radiator and power points.

OUTSIDE

The property is approached up a tarmac driveway; providing off road parking spaces and sits alongside the front garden: laid to chippings to provide a low maintenance space, or further parking.

The rear garden is a child and pet friendly secure space with fenced boundaries being laid to lawn. With stone chipped flowerbeds throughout; the garden includes a paved patio seating space and hard standing for a garden store.



East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

Old Bank Chambers, Horncastle. LN9 5HY.

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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

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