



Halton Road, Spilsby, PE23 5LA

End of Terrace House | Three Bedrooms | Two Reception Room | Gas Central Heating
Double Glazing | EPC- D |

Asking Price: £154,950

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HERE TO GET *you* THERE

turner evans stevens

Halton Road, Spilsby, PE23 5LA

This substantial end of terrace house is located on the edge of the town centre and is therefore convenient for the main amenities. The accommodation comprises of sitting room, dining room, kitchen, three bedrooms and bathroom with double glazing and gas central heating.

RECEPTION HALL

With radiator, built in cupboard and under stairs cupboard.

SITTING ROOM

4.24m (13' 11") x 3.96m (13' 0") (max)

With gas fire and surround, radiator and double glazed window.



DINING ROOM

3.28m (10' 9") x 5.49m (18' 0") (max, 'L' shaped)

With gas fire and surround, radiator and double glazed window.



KITCHEN

3.84m (12' 7") x 2.92m (9' 7")

With stainless steel single drainer sink unit and cupboard underneath, return laminate work top and cupboard underneath, eye level cupboard, Hotpoint oven, gas hob and filter hood over, radiator, plumbing for washing machine and double glazed window.



REAR PORCH

With double glazed window and door and ceramic tiled floor.

STAIRS TO LANDING

BEDROOM ONE

2.62m (8' 7") x 2.49m (8' 2")

With radiator and double glazed window



BEDROOM TWO

4.22m (13' 10") x 2.90m (9' 6")

With radiator and double glazed window.



BEDROOM THREE

3.33m (10' 11") x 3.18m (10' 5") (max)
With radiator and double glazed window.



BATHROOM

With paneled bath and shower over, pedestal wash basin, low flush WC, wall mounted gas central heating boiler in cupboard, radiator and double glazed window.



GENERAL

The property has a garden to front featuring a lawn and borders and a rear yard.

TENURE

Tenure is understood to be freehold.

SERVICES

Mains gas, electric, water and drainage are understood to be connected.

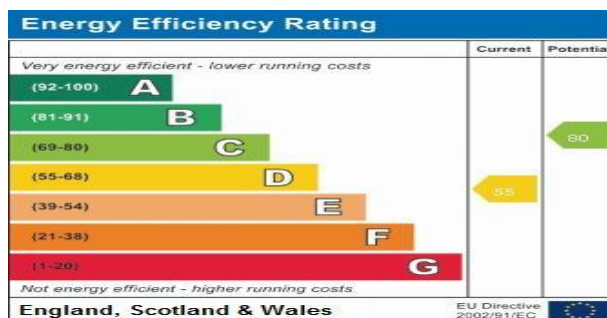
LOCATION

This property is located on the edge of the active market town and shopping centre of Spilsby and is therefore convenient for the main amenities such as doctors, dentist, schools, pubs, restaurants, bistros, supermarkets and boutique shops. The coastal resort of Skegness is approximately 12 miles. Boston with rail links to main east coast routes is approximately 15 miles. To the north and west lie the Lincolnshire Wolds, much of which are designated an Area of Outstanding Natural Beauty.

VIEWING

By appointment with Hunters Turner Evans Stevens office in Spilsby 01790 752151

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 12.00pm

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.