



18 Spence Street, Spilsby, PE23 5EA



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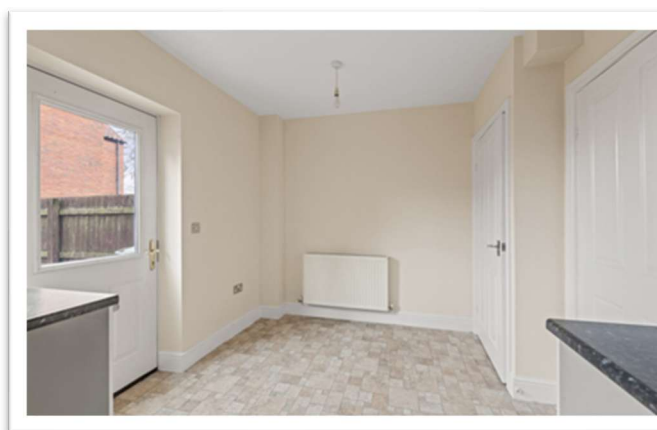
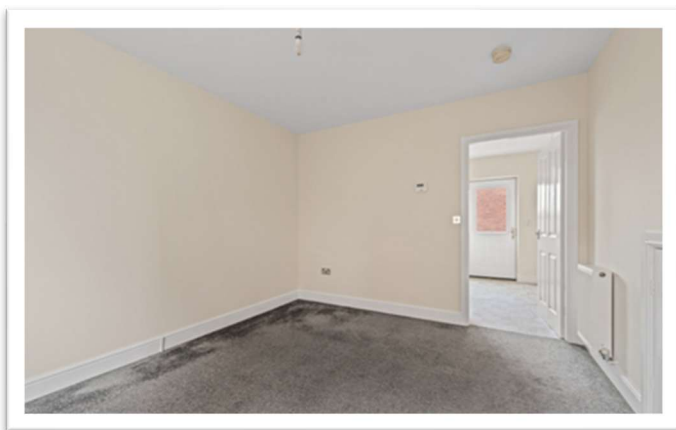
Freehold

Offers in excess of £148,500



## Key Features

- Semi-detached house
- Two bedrooms
- Garden
- Parking space
- Gas central heating
- Double glazing
- INVESTORS ONLY
- EPC rating C





**\*\* INVESTORS ONLY \*\*** A modern two bedroom semi detached house located in a residential area on the edge of the market town of Spilsby. The property has been recently decorated and the accommodation briefly comprises sitting room, breakfast kitchen, two bedrooms, bathroom and garden. The property has one designated off street parking space and an enclosed rear garden.

#### RECEPTION LOBBY.

Having staircase rising to first floor.

#### SITTING ROOM

3.28m x 3.86m (10'10" x 12'8")

Having window to front elevation, radiator and built in cupboard.



#### BREAKFAST KITCHEN

2.74m x 4.29m (9'0" x 14'1")

Having window & part glazed door to rear elevation, radiator and tile effect flooring. Fitted with a range of base & wall units with upstands comprising: stainless steel sink & drainer with mixer tap inset tow work surface, cupboard, tray recess, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & stainless steel cooker hood over. Further work surface return with cupboard, drawers & appliance space under.

#### CLOAKROOM

Having radiator, close coupled WC and hand basin.

#### FIRST FLOOR LANDING

Having built-in cupboard housing gas fired boiler (replaced March 2024) providing for both domestic hot water & heating and access to fully boarded loft space with ladder.

#### BEDROOM ONE

3.07m x 3.28m (10'1" x 10'10")

Having window to front elevation and radiator.

#### BEDROOM TWO

2.11m x 3.51m (6'11" x 11'6")

Having window to rear elevation and radiator.

#### BATHROOM

Having window to rear elevation, radiator, extractor, vinyl flooring, panelled bath with shower fitting over, close coupled WC and pedestal hand basin.



### EXTERIOR

To the front of the property there is a small block paved area enclosed by wrought iron railings. To the rear of the property there is an enclosed garden which is laid to lawn and has a paved patio and footpath. The property also has one dedicated car parking space.

### 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. An annual service charge applies to this property.

### LOCATION

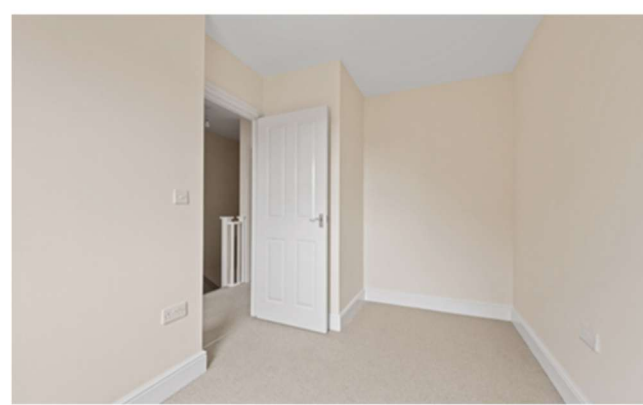
This property is situated in a residential area on the edge of the centre of the active market town and shopping centre of Spilsby and is therefore convenient for the main amenities such as doctors, dentist, schools, pubs, restaurants, bistros, supermarkets and boutique shops. The coastal resort of Skegness 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 Newton Fallowell - telephone 01790 755222.

### AGENT'S NOTES

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.

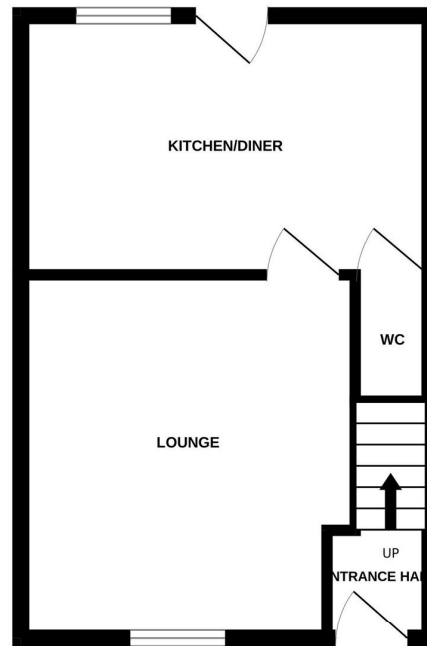




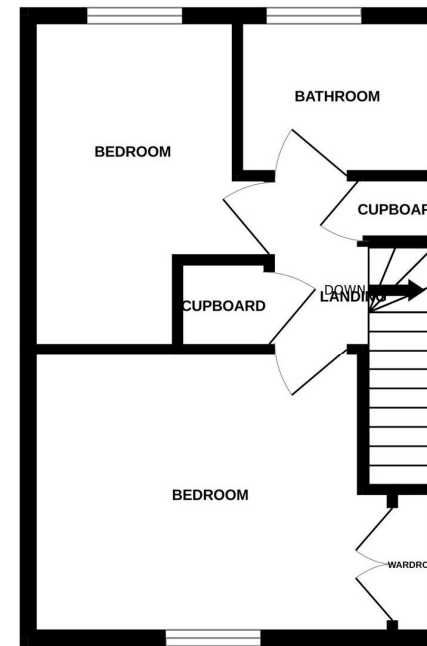


 **NEWTON**  
FALLOWELL

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Floorplan

Newton Fallowell Spilsby

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