



 **NEWTON**  
**FALLOWELL**

16 Partney Road, Spilsby – PE23 5EH  
£299,950

# 16 Partney Road

## Spilsby

Occupying a generous plot on the edge of the sought-after market town of Spilsby, this impressive detached family home combines spacious, well-presented accommodation with excellent outdoor space, making it ideal for modern family living.

The accommodation comprises a porch, entrance hall, cloakroom, generous lounge, separate dining room, light-filled conservatory, fitted kitchen and utility room. Upstairs, the property offers four well-proportioned bedrooms, including a superb principal bedroom with en-suite shower room, together with a contemporary family bathroom.

To the front, there is ample off-road parking, while the enclosed rear garden is mainly laid to lawn and provides a private setting for children to play, outdoor entertaining or simply relaxing. Further benefits include gas central heating and double glazing throughout.

Spilsby is a charming historic market town nestled on the edge of the Lincolnshire Wolds, offering an excellent range of independent shops, supermarkets, cafés, pubs, schools and everyday amenities. Surrounded by beautiful countryside yet within easy reach of the Lincolnshire coast, Boston and Lincoln, it is an ideal location for those seeking a relaxed lifestyle with excellent convenience.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





#### ACCOMMODATION

Glazed front entrance door with side screens through to the:

#### PORCH

Having windows to both side elevations and further door with leaded glazed panel and leaded glazed windows to either side to the:

#### ENTRANCE HALL

Having window to side elevation, radiator, wood flooring, picture rail and staircase rising to first floor.

#### CLOAKROOM

Having window to side elevation, low level WC and hand basin.

#### LOUNGE

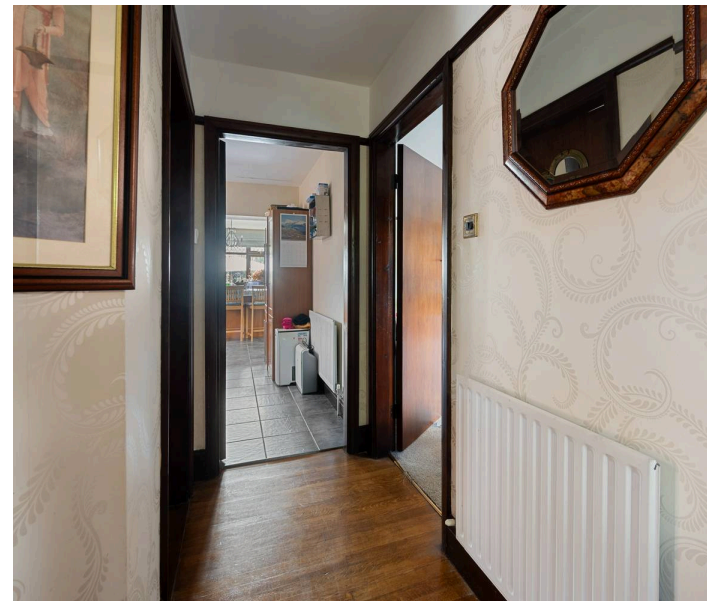
15' 7" x 14' 1" (4.74m x 4.29m)

Having windows to front & side elevations, radiator, picture rail, understairs storage cupboard and tiled fireplace with inset gas fire and wooden surround. Glazed double doors to the:

#### DINING ROOM

13' 9" x 10' 11" (4.20m x 3.32m)

Having window to side elevation, radiator, picture rail and tiled floor. Opening to the breakfast kitchen and glazed double doors to the:





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### CONSERVATORY

11' 2" x 9' 5" (3.40m x 2.86m)

Of sealed unit double glazed uPVC frame construction on brick walls with safety glass roof. Having french doors to garden and wood effect flooring.

### BREAKFAST KITCHEN

13' 10" x 12' 0" (4.21m x 3.65m)

Having window to rear elevation, part glazed stable style door to side elevation, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over. Work surface return with inset gas hob, cupboards & drawers under, cupboard, glazed display units & stainless steel extractor over, tall unit to side housing integrated electric double oven with cupboards under & over. Opening to the:

### UTILITY

8' 11" x 8' 11" (2.73m x 2.72m)

Having window to side elevation, continuation of tiled floor, work surface with cupboards under, cupboard over & tall unit to side. Further tall units, space & plumbing for automatic washing machine & tumble dryer.





### FIRST FLOOR LANDING

Having roof window.

### MASTER BEDROOM

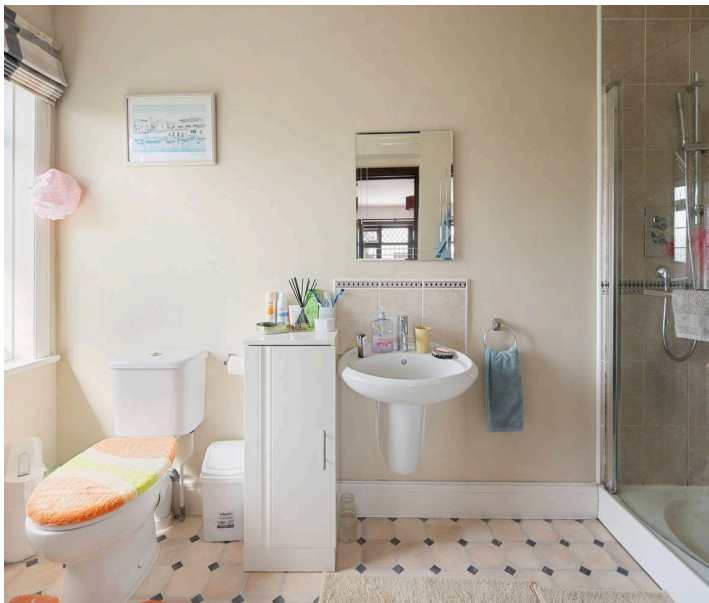
13' 7" x 14' 0" (4.13m x 4.27m)

Having window to rear elevation, radiator and picture rail.

### EN-SUITE

11' 1" x 4' 10" (3.37m x 1.47m)

Having window to side elevation, radiator, vinyl flooring, fully tiled shower enclosure with mixer shower fitting, close coupled WC and wall mounted hand basin with tiled splashback.



**BEDROOM TWO**

11' 1" x 10' 4" (3.37m x 3.14m)

Having window to front elevation, radiator and picture rail.

**BEDROOM THREE**

12' 2" x 9' 1" (3.70m x 2.76m)

Having windows to front & side elevations, radiator, picture rail and cupboard over stairs.

**BEDROOM FOUR**

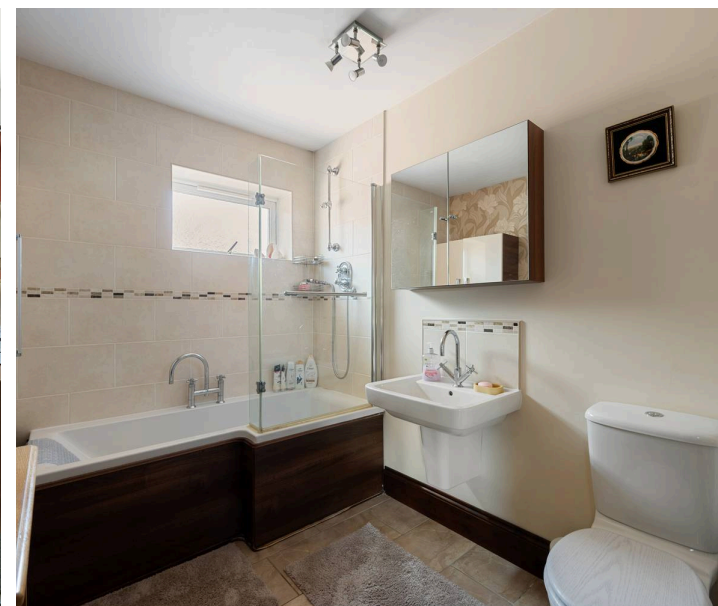
13' 11" x 9' 5" (4.23m x 2.87m)

Having window to rear elevation, radiator and picture rail.

**BATHROOM**

8' 10" x 6' 11" (2.69m x 2.10m)

Having window to side elevation, radiator, tiled floor, tiled splashbacks, shaped bath with mixer shower fitting & anti-splash screen over, close coupled WC and wall mounted hand basin.





### **EXTERIOR**

To the front of the property there is a large granite chip area which provides ample off-road parking extending to the side of the property to gated access to the:

### **REAR GARDEN**

Being enclosed and having a paved patio with low brick walls leading to a large lawn with established borders and two garden sheds.

### **THE PLOT**

The property occupies a plot of approximately 0.16 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

### **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 C.



### LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

### 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.

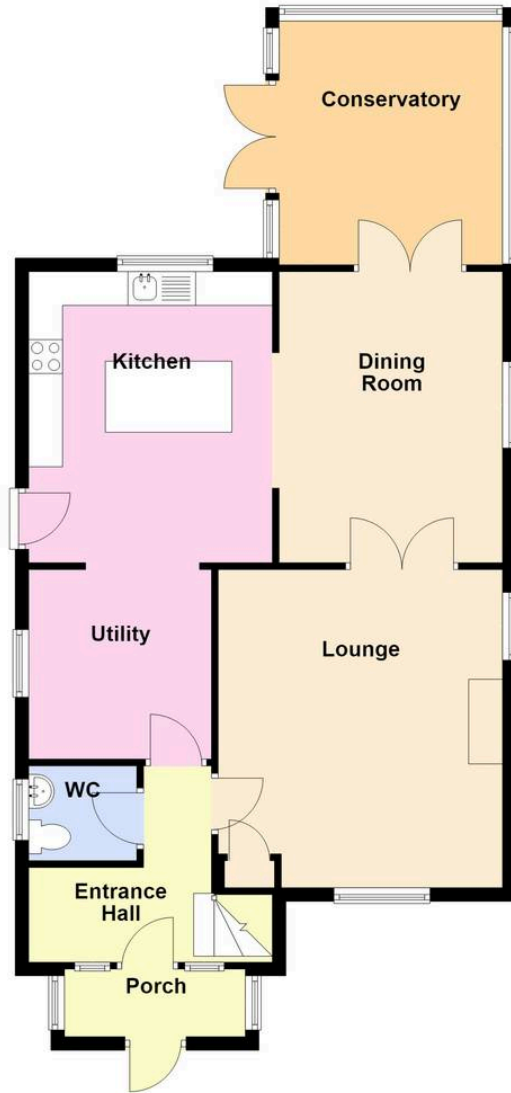




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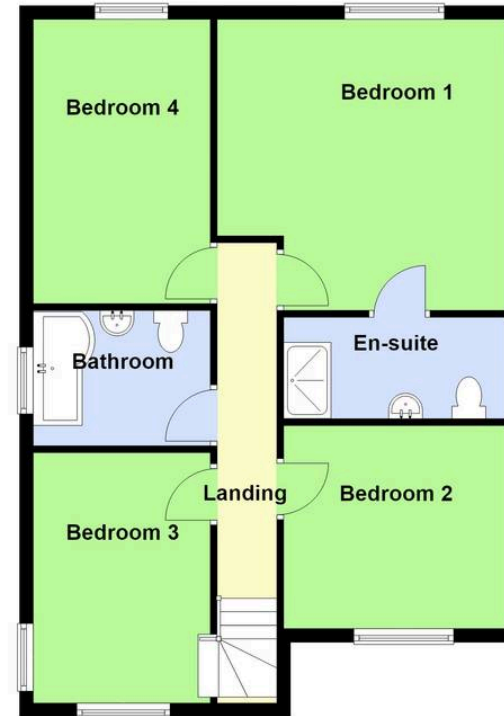
### Ground Floor

Approx. 82.8 sq. metres (891.4 sq. feet)



### First Floor

Approx. 66.6 sq. metres (716.5 sq. feet)



Total area: approx. 149.4 sq. metres (1607.9 sq. feet)

## Newton Fallowell Estate Agents

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