



12 Spilsby Meadows

Spilsby

A well-presented link-detached home occupying a popular residential position on the outskirts of town, offering stylishly updated accommodation that's ready to move straight into.

The current owner has tastefully improved the property throughout, with the ground floor featuring a contemporary re-fitted dining kitchen, a practical utility/WC and a comfortable lounge. Upstairs are three bedrooms and a recently re-fitted modern family bathroom.

Outside, the property enjoys a lawned front garden, a driveway providing off-road parking, a garage and an enclosed rear garden, ideal for relaxing or entertaining. Further benefits include gas central heating and double glazing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





ACCOMMODATION

Part glazed front entrance door with side screen and canopy over through to the:

DINING KITCHEN

17' 9" x 14' 0" (5.42m x 4.27m)

(max) Having windows to front & rear elevations, inset ceiling spotlights, radiator, tile effect flooring and staircase rising to first floor. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap and electric hob inset to work surface, cupboards & drawers under, extractor over. Work surface return with cupboard under, cupboard over and tall unit to side housing integrated electric oven with cupboards under & over.

UTILITY/WC

9' 7" x 3' 8" (2.91m x 1.11m)

Having close coupled WC, work surface with space & plumbing for automatic washing machine & tumble dryer under.

LOUNGE

17' 10" x 8' 8" (5.43m x 2.63m)

Having window to front elevation, sliding doors to rear elevation & garden, coved ceiling, radiator, wood effect flooring and wood panelling effect to one wall.





 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

Having window to rear elevation and radiator.

BEDROOM ONE

10' 4" x 11' 1" (3.16m x 3.38m)

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

BEDROOM TWO

13' 0" x 9' 7" (3.96m x 2.93m)

Having window to front elevation, radiator, wood effect flooring, built-in cupboard over stairs and built-in wardrobe.

BEDROOM THREE

8' 0" x 7' 1" (2.45m x 2.17m)

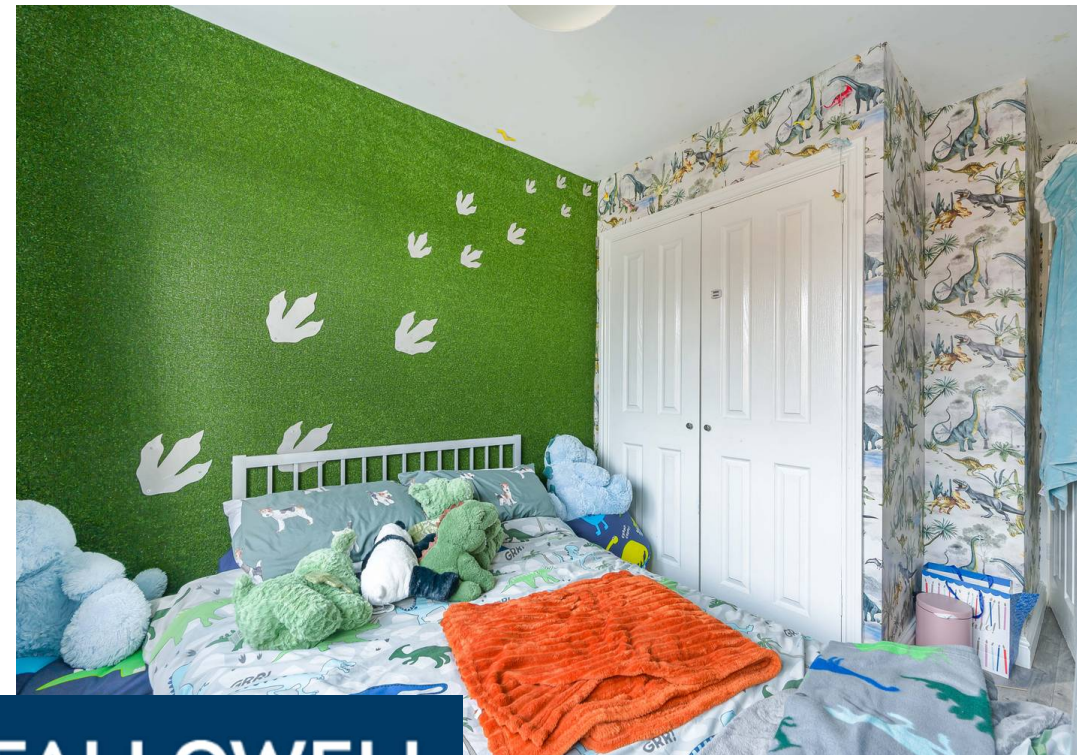
Having window to rear elevation and radiator.

BATHROOM

7' 2" x 5' 6" (2.18m x 1.68m)

Having window to rear elevation, radiator, tiled walls, tiled floor, shaped bath with mixer shower fitting & anti-splash screen over, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.





 **NEWTON FALLOWELL**





EXTERIOR

To the front of the property there is a lawned garden. A driveway provides off-road parking and leads to the:

GARAGE

Having up-and-over door, door to rear, light and power.

REAR GARDEN

Being enclosed and laid to lawn.

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 B.

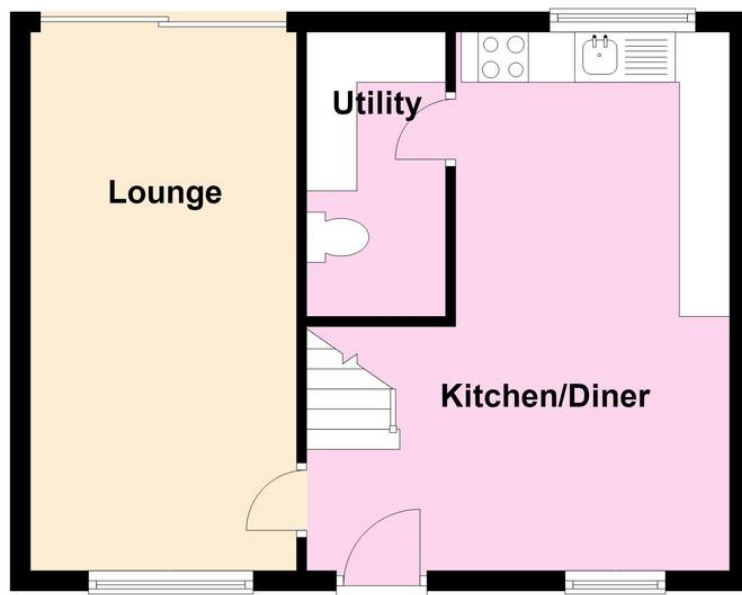
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Ground Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.1 sq. feet)



Total area: approx. 68.2 sq. metres (734.5 sq. feet)

Newton Fallowell Estate Agents

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