



4 Magellan Drive, Spilsby, PE23 5FB



3



1



2

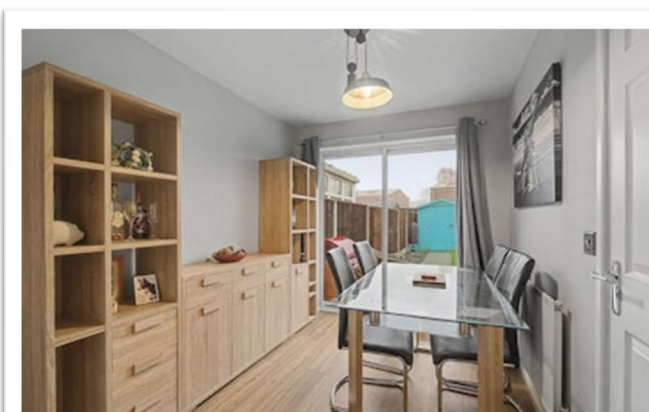
Freehold

£180,000



## Key Features

- Semi-detached house
- Three bedrooms
- Lounge & dining room
- Ample off-road parking
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating C





Situated in a sought-after cul-de-sac on the outskirts of town, this well-presented semi-detached home offers comfortable and practical family living.

The accommodation comprises an entrance hall, a bright lounge, a separate dining room ideal for entertaining and a fitted kitchen on the ground floor. To the first floor are three bedrooms and a family bathroom.

Externally, the property features a lawned front garden, a driveway providing ample off-road parking and a good size private enclosed rear garden, perfect for relaxing or outdoor dining. Additional benefits include gas central heating and double glazing throughout.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### PORCH

With further door to the:

#### ENTRANCE HALL

Having staircase rising to first floor.

#### LOUNGE

3.99m x 3.48m (13'1" x 11'5")

Having bow window to front elevation, radiator and fireplace with inset gas fire. Double doors through to the:

#### DINING ROOM

3.23m x 2.41m (10'7" x 7'11")

Having sliding patio doors to rear elevation & garden, radiator, wood effect flooring and understairs storage cupboard.

#### KITCHEN

3.25m x 1.96m (10'8" x 6'5")

Having window to side elevation, part glazed door to rear elevation, radiator, wood effect flooring and wall mounted gas fired boiler providing for both domestic hot water and heating. Fitted with a range of base & wall units with wood block effect work surfaces and tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawer, space & plumbing for automatic washing machine and further appliance space under. Work surface return with space for gas cooker & cupboards under, cupboards & concealed extractor over.

### FIRST FLOOR LANDING

Having radiator, access to roof space and airing cupboard housing hot water cylinder with shelving.

### BEDROOM ONE

4.5m x 2.67m (14'10" x 8'10")

Having two windows to front elevation and radiator.

### BEDROOM TWO

2.67m x 2.29m (8'10" x 7'6")

Having window to rear elevation and radiator.

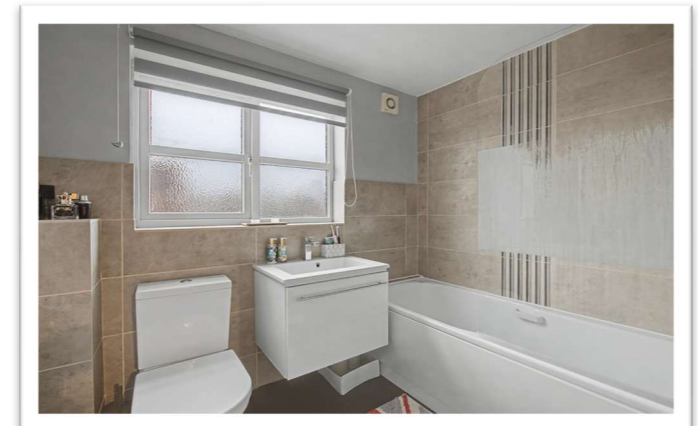
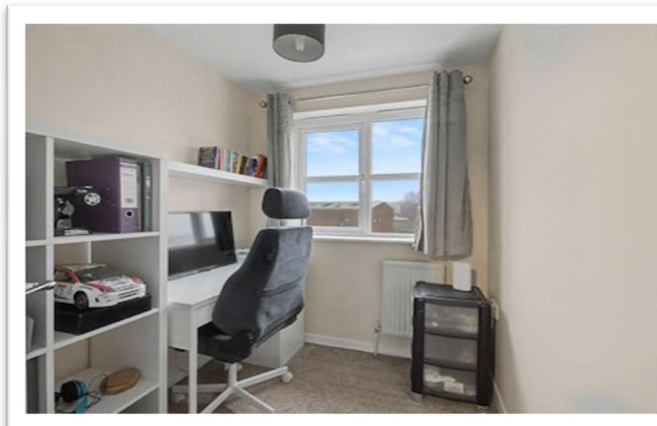
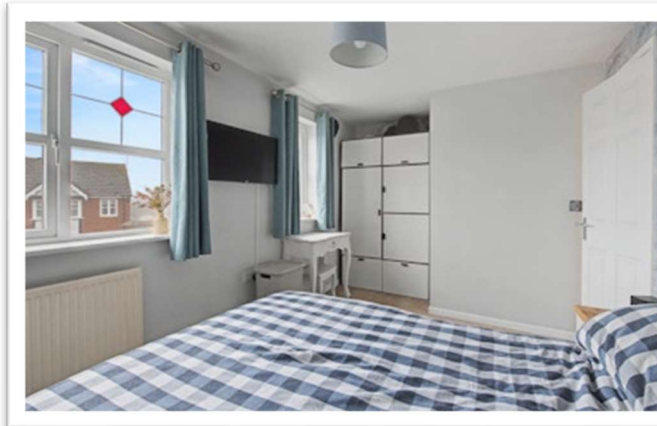
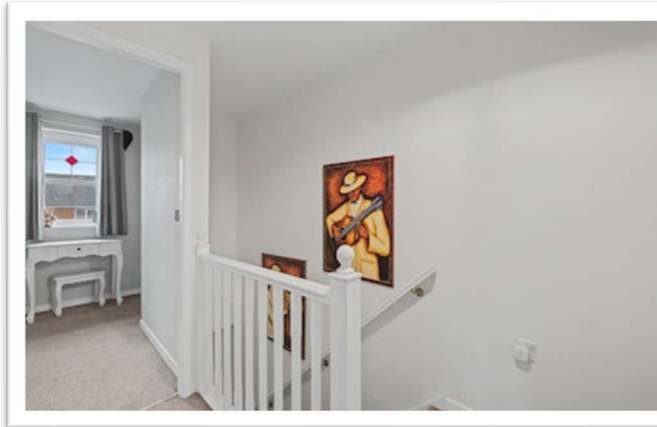
### BEDROOM THREE

2.29m x 1.78m (7'6" x 5'10")

Having window to rear elevation and radiator.

### BATHROOM

Having window to side elevation, radiator, extractor and part tiled walls. Fitted with a white suite comprising: panelled bath with shower fitting and anti-splash screen over, close coupled WC and wall mounted wash hand basin with cupboard under.



### EXTERIOR

To the front of the property there is a lawned garden and a driveway provides off-road parking which extends part way down the side of the property to a further paved & gravelled parking area. Gated access to the:

### REAR GARDEN

Being enclosed by timber fencing and laid to lawn with a paved patio area and garden shed.

### SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band B.

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



## Floorplan

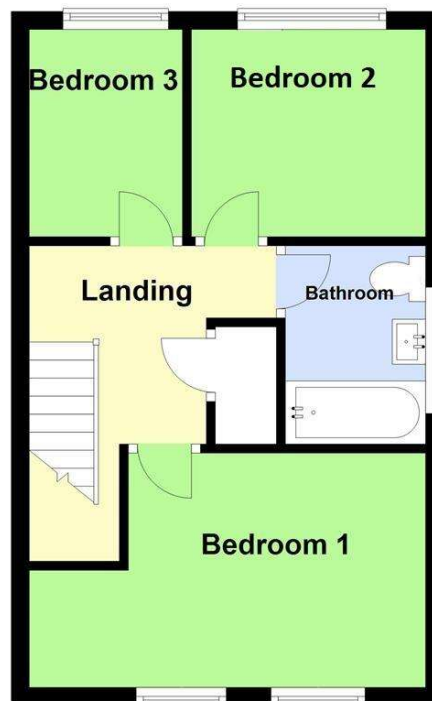
### Ground Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



### First Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



Total area: approx. 65.5 sq. metres (704.8 sq. feet)

### 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.

lifetime legal

### 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.

 **NEWTONFALLOWELL**

Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk