



 **NEWTON**  
**FALLOWELL**

42 Pooles Lane, Spilsby – PE23 5EU  
£159,950

## 42 Pooles Lane

### Spilsby

Ideally situated within walking distance of Spilsby town centre and its range of local amenities, this well-presented terrace home offers comfortable and practical living accommodation, perfect for modern day living.

The ground floor comprises of an entrance hall, a bright and spacious lounge, a stylish dining kitchen ideal for both everyday meals and entertaining and a convenient cloakroom. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a fully enclosed, low-maintenance rear garden, perfect for relaxing or outdoor dining, along with two allocated parking spaces to the rear. Additional features include gas central heating and double glazing throughout.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### ACCOMMODATION

Front entrance door with fanlight above through to the:

### ENTRANCE HALL

Having radiator and staircase rising to first floor.

### LOUNGE

16' 2" x 11' 4" (4.93m x 3.45m)

Having window to front elevation, radiator, wood effect flooring and understairs storage cupboard.

### DINING KITCHEN

14' 8" x 9' 1" (4.47m x 2.77m)

Having window & french doors to rear elevation, inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with wood block work surfaces & tiled splashbacks comprising: belfast style ceramic sink with mixer tap inset to work surface, cupboard, 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. Work surface return with cupboard & drawers under, space for upright fridge/freezer to side.

### CLOAKROOM

Having radiator, close coupled WC and hand basin.





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### FIRST FLOOR LANDING

Having access to roof space, built-in cupboard and further built-in cupboard housing gas fired boiler providing for both domestic hot water & heating.

### BEDROOM ONE

13' 5" x 9' 7" (4.09m x 2.93m)

Having window to front elevation and radiator.

### BEDROOM TWO

11' 9" x 8' 2" (3.58m x 2.49m)

Having window to rear elevation and radiator.

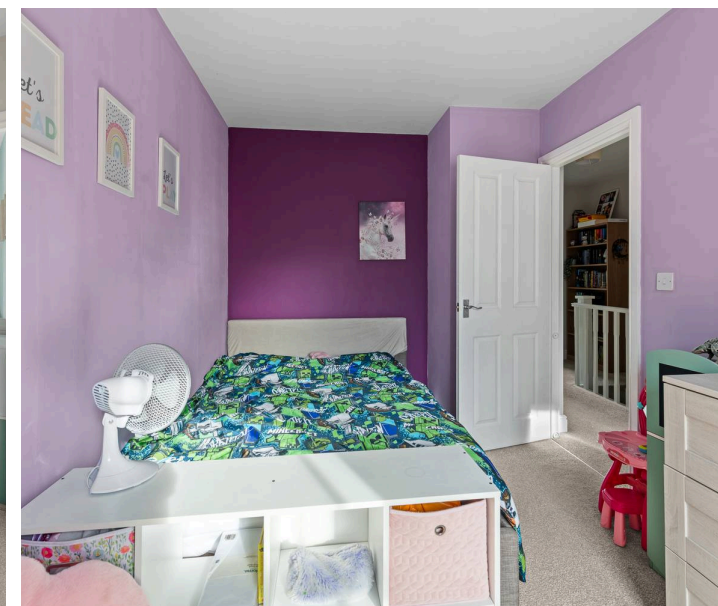
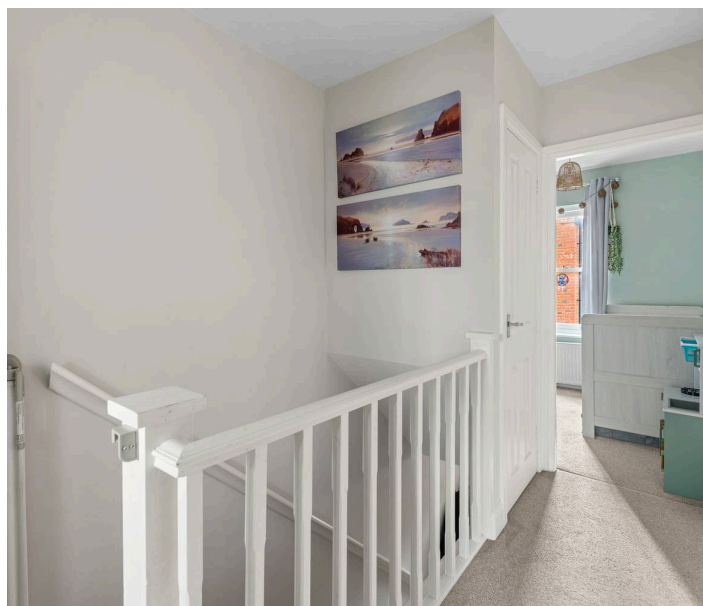
### BEDROOM THREE

7' 1" x 6' 7" (2.16m x 2.01m)

Having window to front elevation and radiator.

### BATHROOM

Having window to rear elevation, heated towel rail, wood effect flooring, tiled splashbacks and extractor. Fitted with a suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, WC with concealed cistern and hand basin on vanity unit with cupboard under.





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### **EXTERIOR**

To the front of the property there is a small gravelled garden enclosed by wrought iron railings with a pedestrian handgate and paved footpath leading to the front entrance door.

### **REAR GARDEN**

Being enclosed with gated access to the far rear. Having a paved patio & footpath, artificial grass area and garden shed. The property also has two allocated parking spaces to the rear.

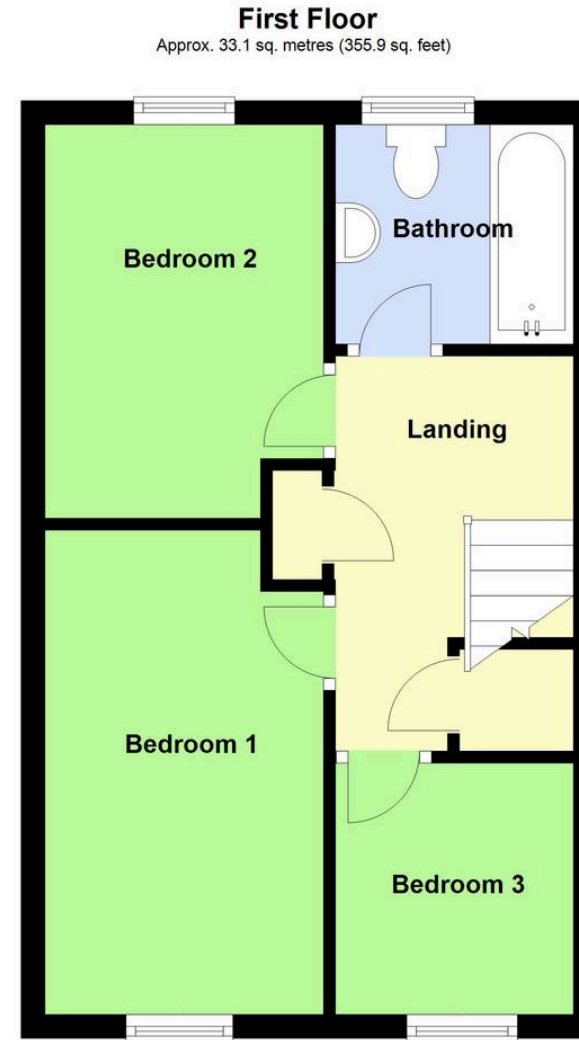
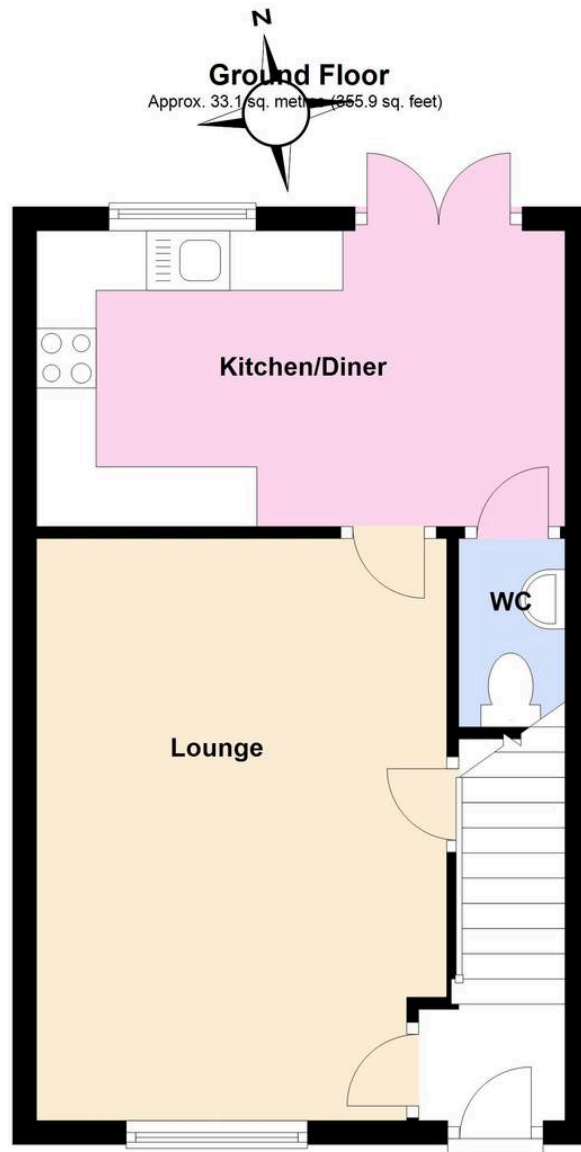
### **SERVICES**

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.

### **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.





Total area: approx. 66.1 sq. metres (711.8 sq. feet)

## Newton Fallowell Estate Agents

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