



29a Ashby meadows, Spilsby, PE23 5DN





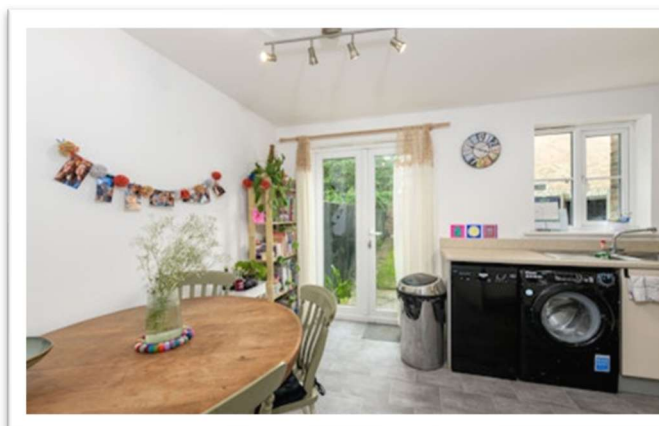
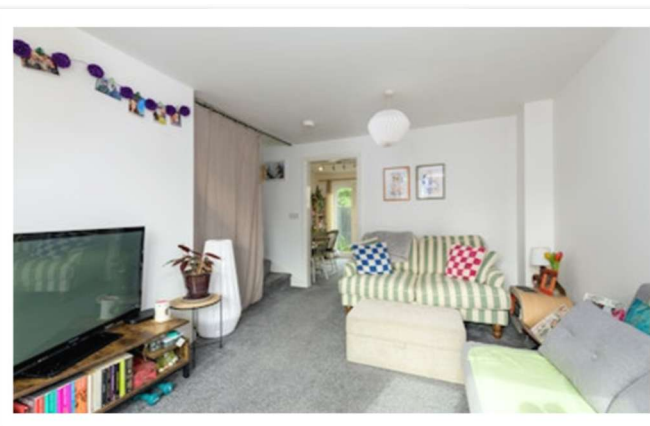
Freehold

Offers in excess of £135,000



## Key Features

- Mid-terrace house
- Two bedrooms
- Lounge & dining kitchen
- Cloakroom & bathroom
- Enclosed rear garden
- Allocated parking space
- EPC rating C
- NO CHAIN





Situated in a popular residential area within walking distance of Spilsby town centre, this two-bedroom mid-terrace property offers comfortable and low-maintenance living, ideal for first-time buyers, investors, or those looking to downsize.

The accommodation comprises: entrance lobby, cloakroom, a bright lounge, and a modern dining kitchen to the ground floor. Upstairs, there are two well-proportioned bedrooms and a family bathroom.

Externally, the property features an enclosed rear garden, perfect for relaxing or entertaining and an allocated parking space for added convenience. Additional benefits include gas central heating and double glazing throughout.

Early viewing is recommended to appreciate the property's location and value. NO CHAIN



#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE LOBBY

With door to the lounge and door to the:

#### CLOAKROOM

Having radiator, close coupled WC and hand basin with tiled splashback.

#### LOUNGE

4.66m x 3.11m (15'4" x 10'2")

Having window to front elevation, radiator and staircase rising to first floor.

#### DINING KITCHEN

4.16m x 2.78m (13'7" x 9'1")

Having window & french doors to rear elevation, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine & dishwasher under. Work surface return with inset gas hob, cupboard & drawers under, cupboards, stainless steel cooker hood and cupboard housing gas fired boiler providing for both domestic hot water & heating over. Further work surface return with cupboard under and tall unit to side housing integrated fridge & freezer.



### FIRST FLOOR LANDING

Having access to roof space.

### BEDROOM ONE

4.17m x 3.53m (13'8" x 11'7")

Having window to rear elevation and radiator.

### BEDROOM TWO

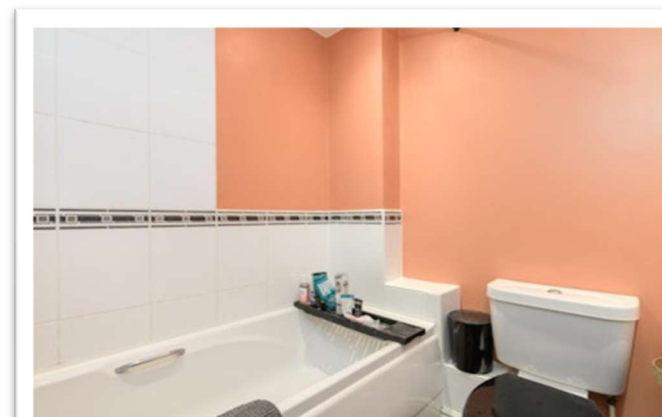
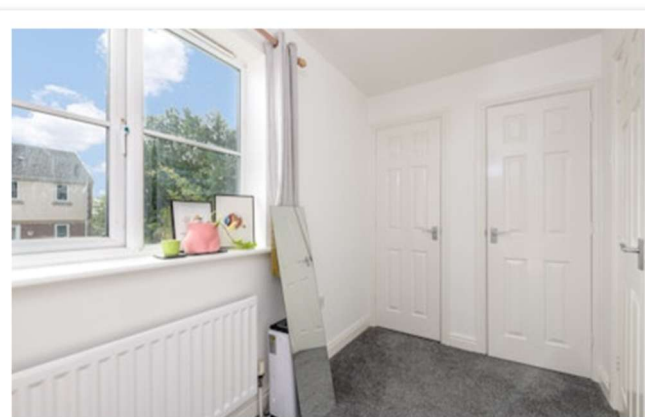
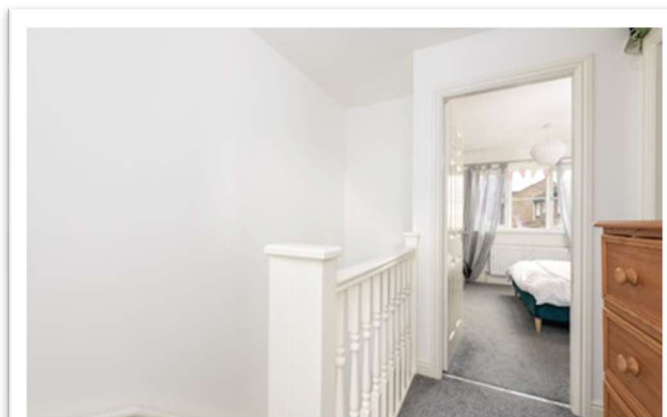
3.42m x 2.6m (11'2" x 8'6")

Having window to front elevation, radiator and two built-in cupboards.

### BATHROOM

1.97m x 1.87m (6'6" x 6'1")

Having radiator, tiled splashbacks, shaver point, panelled bath, close coupled WC and pedestal hand basin.





### EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door.

### REAR GARDEN

Being enclosed and laid to lawn with a paved patio area.

The property also has an allocated 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.

### 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.

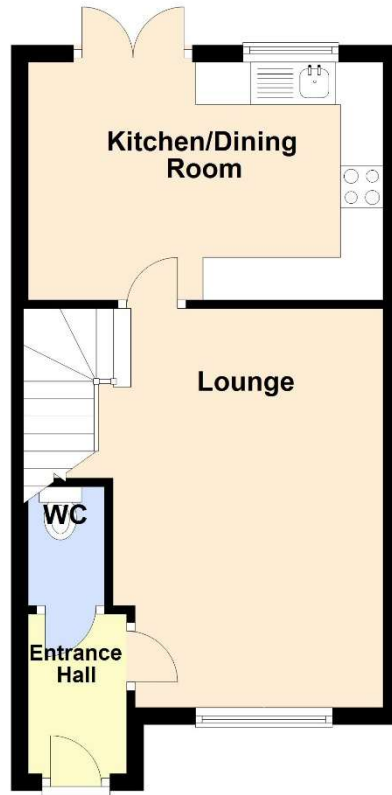
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



## Floorplan

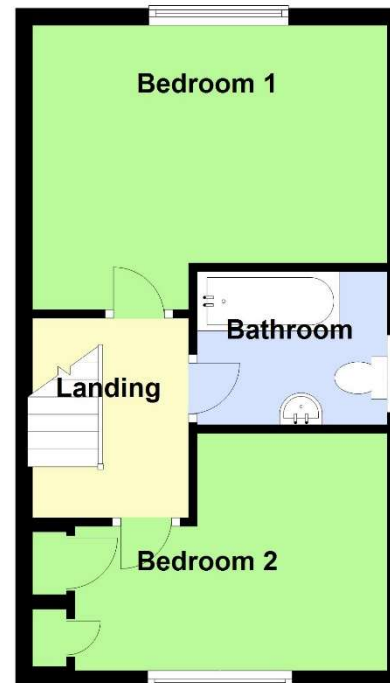
### Ground Floor

Approx. 32.7 sq. metres (351.6 sq. feet)



### First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



Total area: approx. 64.5 sq. metres (693.9 sq. feet)



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