



17 Spilsby Meadows

Spilsby

Situated in a popular residential location within easy walking distance of Spilsby town centre, this attractive three-storey end-terrace home offers accommodation arranged over three floors, ideal for modern living. Offered with the benefit of NO ONWARD CHAIN.

The ground floor comprises an entrance hall, cloakroom, fitted kitchen, lounge and a dining/garden room providing an excellent space for entertaining and everyday relaxation. To the first floor are two bedrooms and a family bathroom, whilst the entire second floor is dedicated to an impressive principal bedroom with en-suite facilities.

Outside, the property benefits from an enclosed rear garden, ideal for outdoor enjoyment, together with allocated parking. Further features include gas central heating and double glazing.

An appealing home combining flexible living space with a convenient town-centre location, close to Spilsby's range of shops, amenities and facilities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Steps up to the part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, wood effect flooring, staircase rising to first floor and understairs storage cupboard.

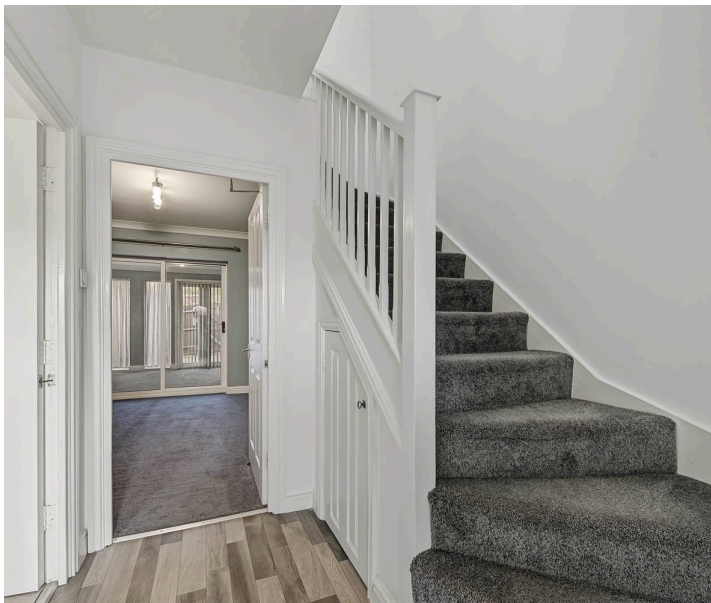
CLOAKROOM

Having window to front elevation, radiator, close coupled WC and hand basin.

KITCHEN

11' 1" x 6' 3" (3.39m x 1.90m)

Having window to front elevation, inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard & appliance space under. Work surface return with inset gas hob, integrated electric oven, drawers & two appliance spaces under, cupboards, concealed extractor and gas fired boiler providing for both domestic hot water & heating over, tall unit to side.



LOUNGE

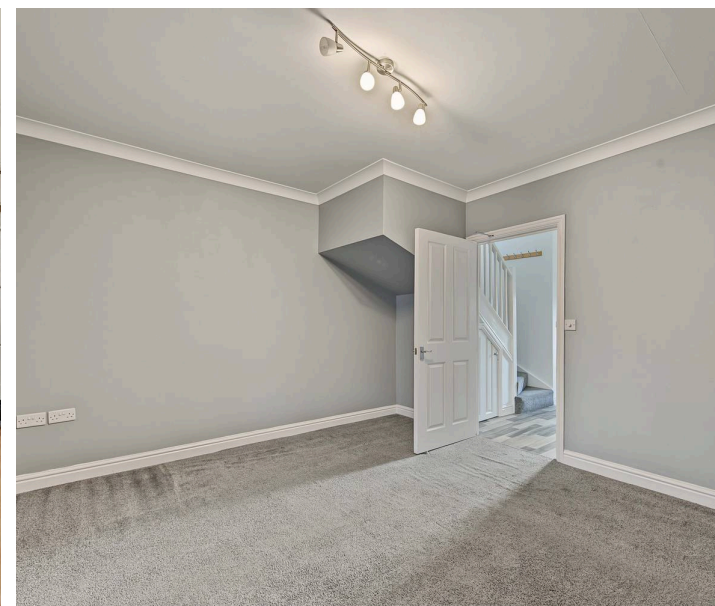
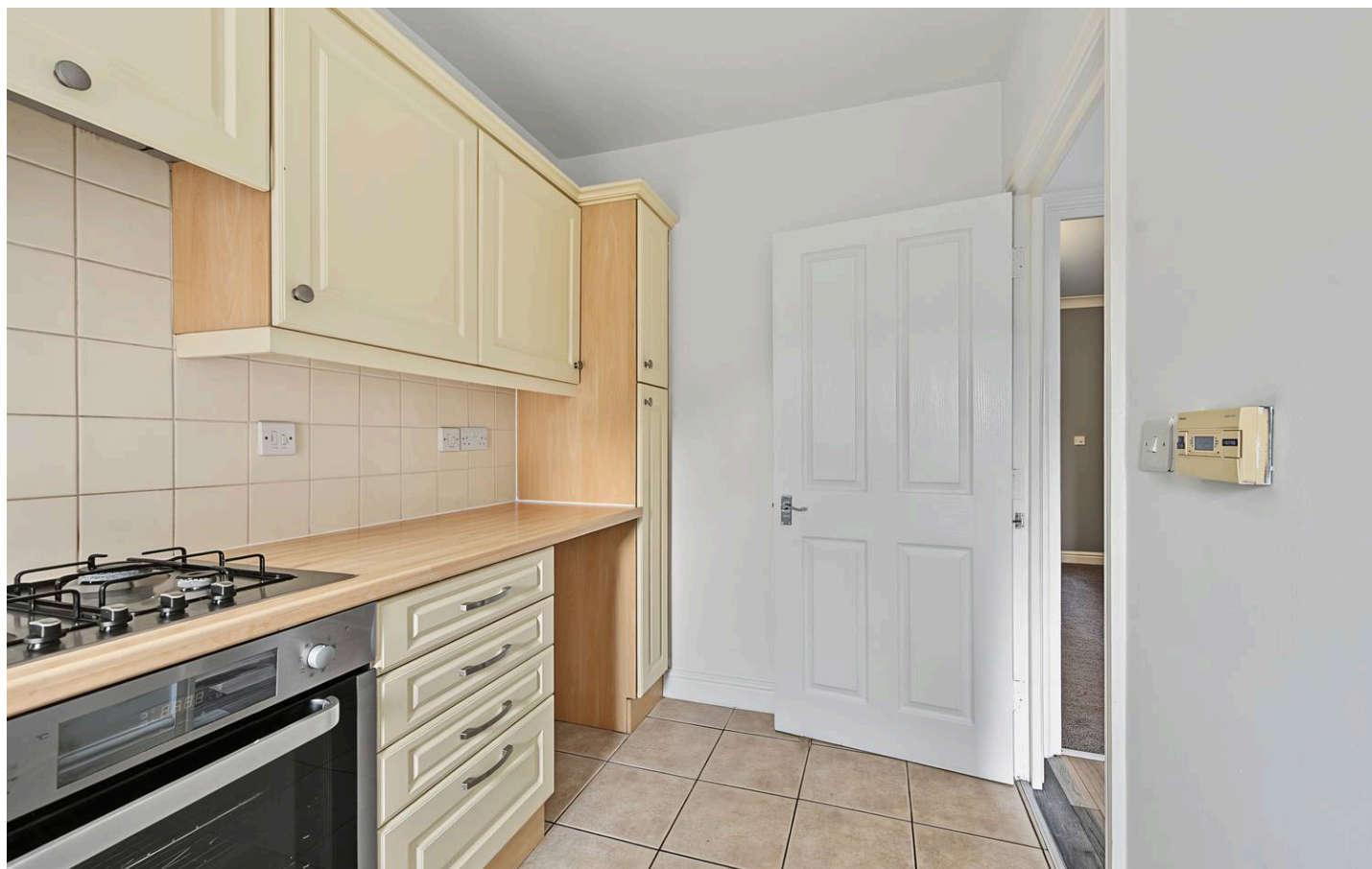
13' 6" x 12' 2" (4.11m x 3.70m)

Having coved ceiling and radiator. Sliding doors to the:

DINING/GARDEN ROOM

9' 1" x 8' 8" (2.77m x 2.65m)

Having full height window to side elevation, full height windows & french doors to rear elevation & garden and coved ceiling.





FIRST FLOOR LANDING

Having door to staircase rising to second floor with window to front elevation and radiator.

BEDROOM TWO

13' 5" x 8' 6" (4.10m x 2.60m)

(max) Having two windows to rear elevation, two radiators and built-in wardrobe.

BEDROOM THREE

8' 1" x 6' 6" (2.47m x 1.97m)

Having window to front elevation and radiator.

BATHROOM

6' 5" x 5' 10" (1.95m x 1.77m)

Having inset ceiling spotlights, radiator, extractor, shaver point, wood effect flooring and tiled splashbacks. Fitted with a suite comprising: panelled bath with mixer tap, shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.



SECOND FLOOR MASTER BEDROOM

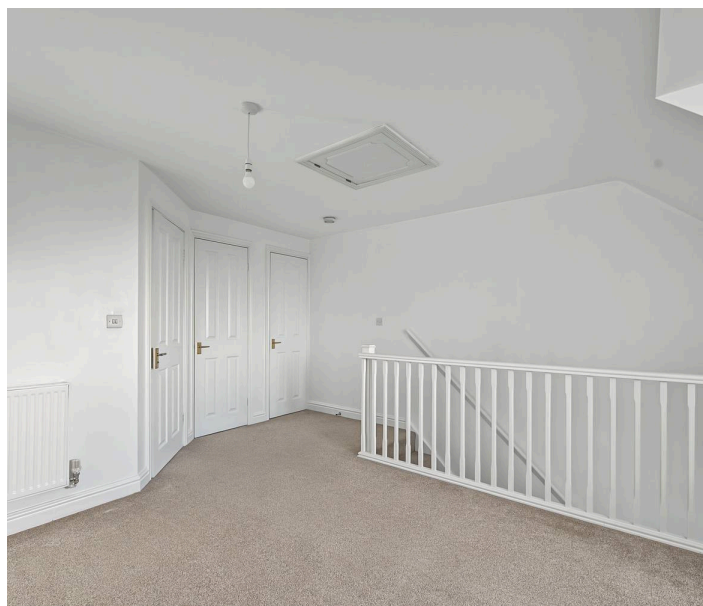
16' 9" x 13' 5" (5.10m x 4.10m)

(max) Having dormer style window to front elevation, two radiators, built-in airing cupboard and further built-in cupboard.

EN-SUITE

7' 1" x 5' 8" (2.17m x 1.73m)

Having roof window, tile effect flooring, radiator, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.





EXTERIOR

The property has allocated parking which is to the rear of the property and is accessed through the opening to the left of the house.

REAR GARDEN

Being enclosed with a rear access gate. Low maintenance and block paved with a garden shed.

SERVICES

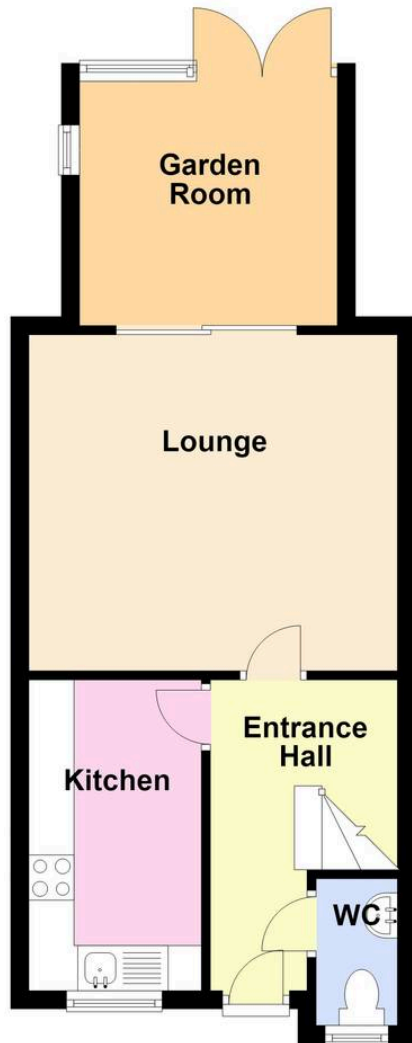
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

LIFETIME LEGAL

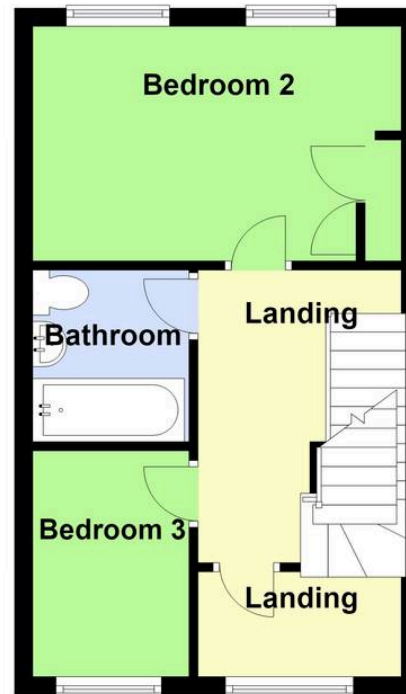
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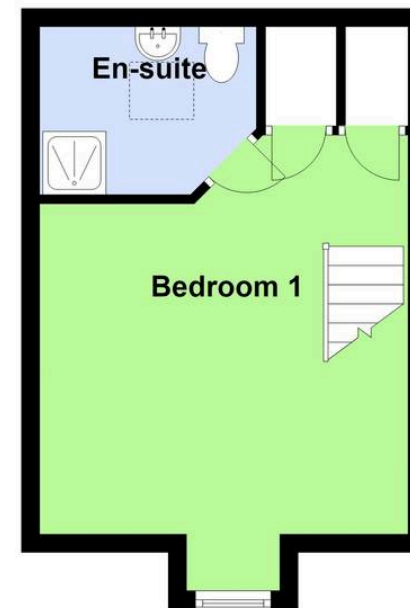
Ground Floor
Approx. 36.8 sq. metres (396.1 sq. feet)



First Floor
Approx. 29.4 sq. metres (316.2 sq. feet)



Second Floor
Approx. 23.6 sq. metres (253.7 sq. feet)



Total area: approx. 89.7 sq. metres (966.0 sq. feet)

Newton Fallowell Estate Agents

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