NEWTON FALLOWELL

33 Magellan Drive, Spilsby - PE23 5FB

£155,000

33 Magellan Drive

Spilsby

Situated towards the end of a peaceful cul-de-sac, this well-positioned semi-detached home offers a convenient location within easy walking distance of Spilsby town centre and its wide range of amenities.

The ground floor accommodation includes a porch and entrance hall, a spacious lounge, a separate dining room and a fitted kitchen. Upstairs, there are three bedrooms and a family bathroom.

Outside, the property enjoys a lawned front garden, a driveway providing off-road parking and a garage. To the rear, there is a fully enclosed garden, ideal for relaxation or family use.

Additional benefits include gas central heating and double glazing throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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ACCOMMODATION
Part glazed front entrance door through to the:

PORCH
Having further door to the:

ENTRANCE HALL
Having staircase rising to first floor.

LOUNGE
13' 1" x 11' 5" (3.98m x 3.47m)
Having window to front elevation, radiator, laminate flooring and fireplace with marble back & hearth, inset living flame style electric fire and wooden surround. Small pane glazed double doors to the:

DINING ROOM
10' 10" x 7' 9" (3.29m x 2.37m)
Having sliding doors to rear elevation & garden, radiator, laminate flooring and understairs storage cupboard.

KITCHEN
12' 6" x 6' 6" (3.82m x 1.97m)
Having window to side elevation, part glazed door to rear elevation, radiator and tile effect flooring. 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, cupboards, drawer, space & plumbing for automatic washing machine & space for fridge under, cupboard, open-ended shelving and gas fired boiler providing for both domestic hot water & heating over. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & concealed extractor over.

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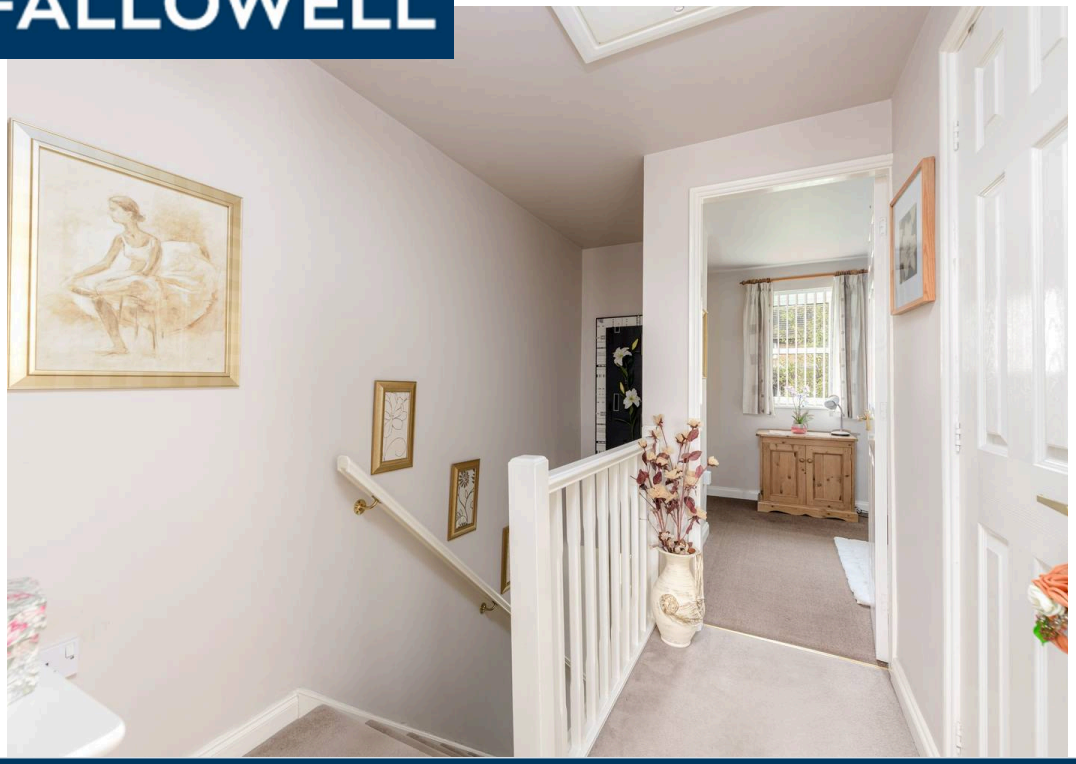


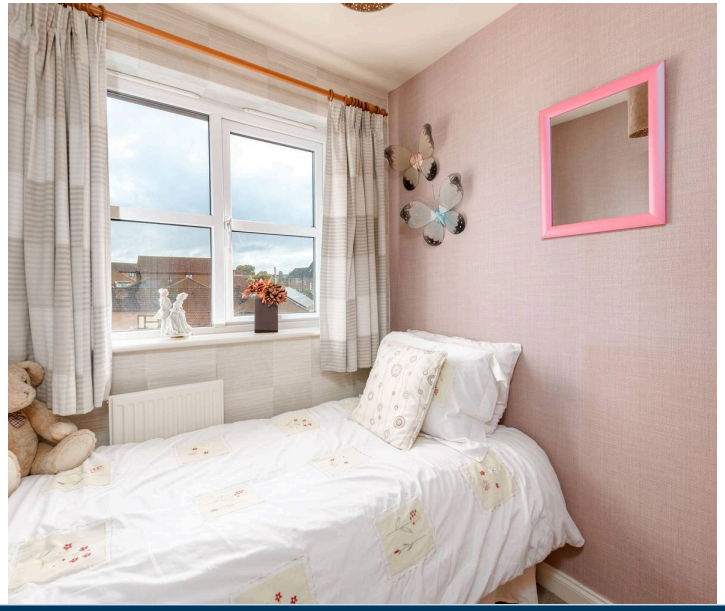
FIRST FLOOR LANDING
Having built-in airing cupboard and access to roof space.

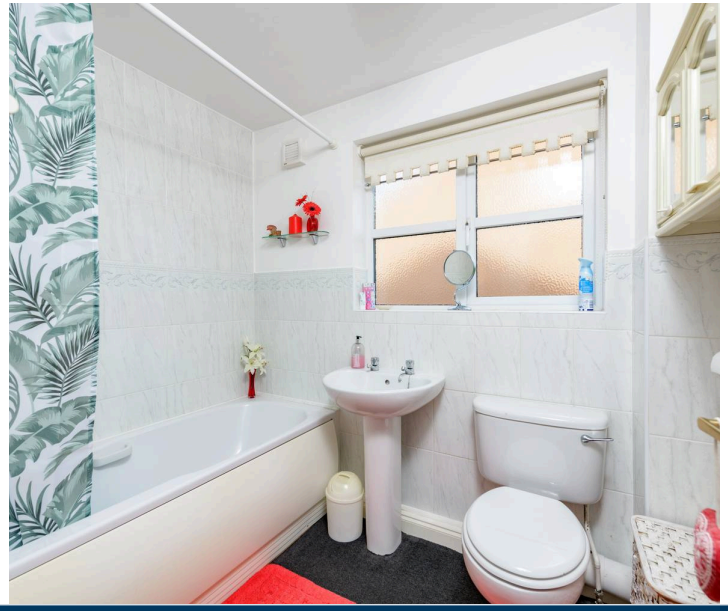
BEDROOM ONE
11' 6" x 8' 11" (3.51m x 2.72m)
Having two windows to front elevation and radiator.

BEDROOM TWO
8' 7" x 7' 5" (2.61m x 2.27m)
Having window to rear elevation and radiator.

BEDROOM THREE
7' 5" x 5' 11" (2.26m x 1.80m)
Having window to rear elevation and radiator.

BATHROOM
7' 4" x 5' 9" (2.24m x 1.74m)
Having window to side elevation, radiator, part tiled walls, extractor, panelled bath with shower over, close coupled WC and pedestal hand basin.





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EXTERIOR

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

GARAGE

Of sectional concrete construction and having up-and-over door, window & door to side.

REAR GARDEN

Having a paved patio with steps down to a low maintenance gravelled garden with a pergola and 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

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.

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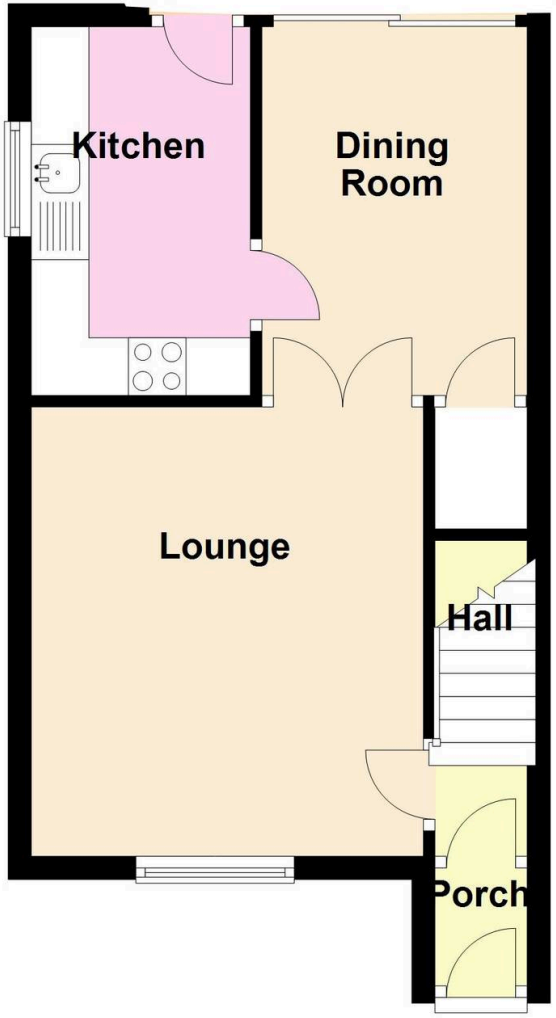
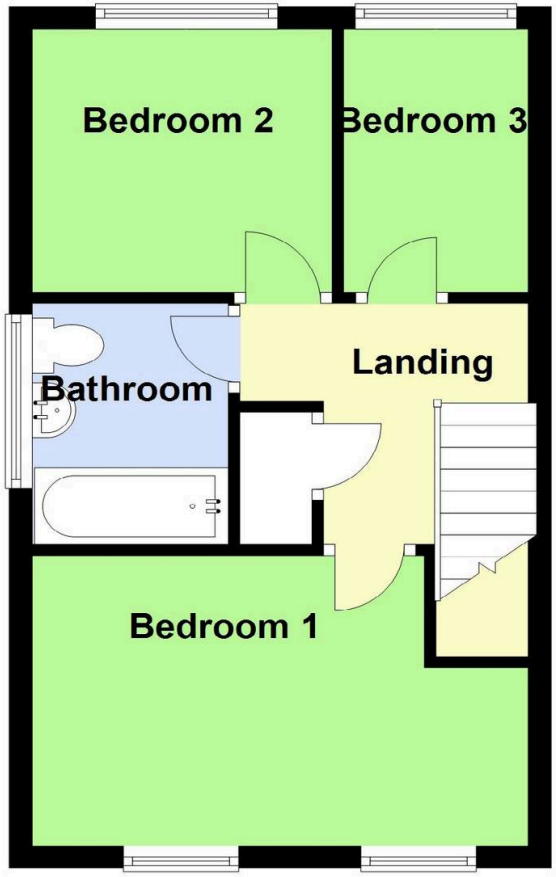
Ground Floor
Approx. 41.0 sq. metres (441.4 sq. feet)



First Floor
Approx. 32.0 sq. metres (344.5 sq. feet)



Total area: approx. 73.0 sq. metres (785.9 sq. feet)

Newton Fallowell Estate Agents

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