



35 Halton Road, Spilsby, PE23 5LA



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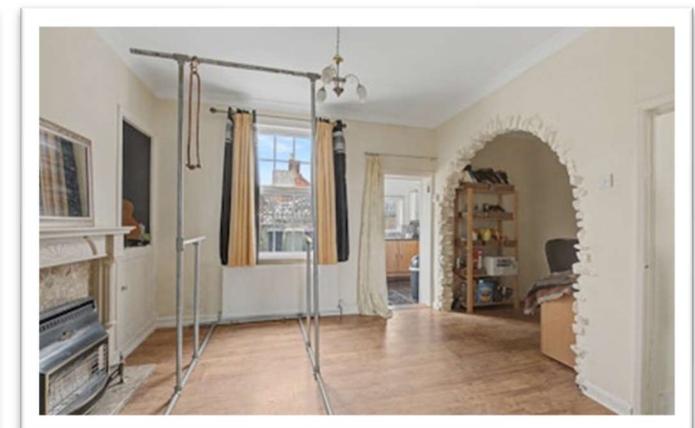
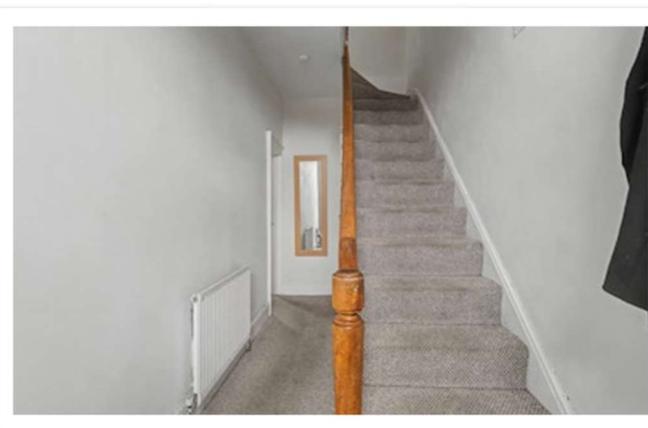
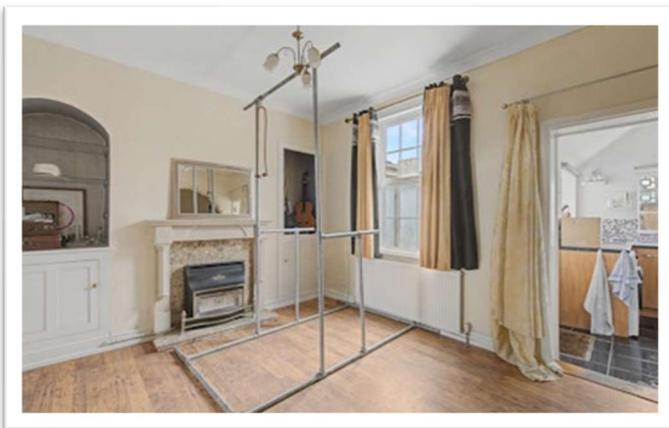
Freehold

£130,000



## Key Features

- Terrace house
- Three bedrooms
- Lounge & dining room
- Kitchen & bathroom
- Lawned front garden
- Enclosed rear courtyard
- EPC rating D





A terrace house within a short walking distance to Spilsby Town centre. Having accommodation comprising: entrance hall, dining room with study area off, lounge and kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a lawned front garden, an enclosed rear courtyard and parking available off Simpson Street. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed front entrance door with fanlight above through to the:

#### ENTRANCE HALL

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

#### DINING ROOM

5.42m x 3.31m (17'10" x 10'11")

(max) Having window to rear elevation, coved ceiling, radiator, wood effect flooring, built-in cupboards to alcoves, fireplace with marble back & hearth, inset gas fire and wooden surround and archway to a study area. Opening to the kitchen and opening to the:

#### LOUNGE

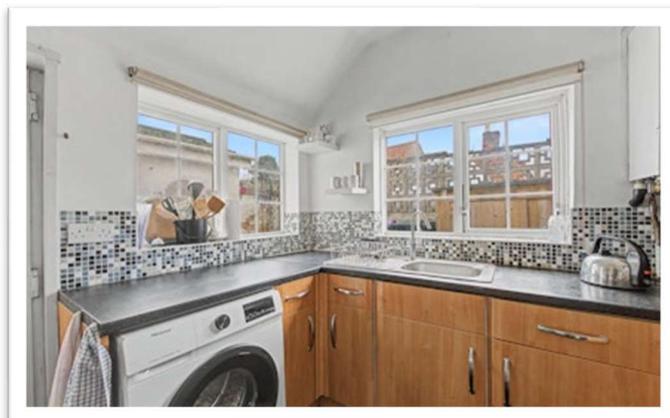
4.23m x 4.01m (13'11" x 13'2")

Having window to front elevation, radiator, picture rail, wood effect flooring and open fireplace with tiled hearth.

#### KITCHEN

2.75m x 2.65m (9'0" x 8'8")

Having window & part glazed door to side elevation, further window to rear elevation and tile effect flooring. Fitted with a range of base units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawers under, gas fired boiler providing for both domestic hot water & heating over. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under. Further work surface return with cupboard, drawer, space & plumbing for automatic washing machine under.



## FIRST FLOOR LANDING

### BEDROOM ONE

4.23m x 3.38m (13'11" x 11'1")

Having window to front elevation and radiator.

### BEDROOM TWO

3.34m x 3.21m (11'0" x 10'6")

Having window to rear elevation and radiator.

### BEDROOM THREE

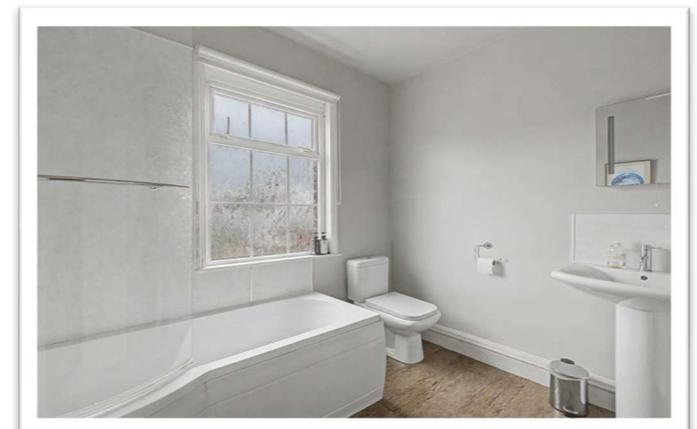
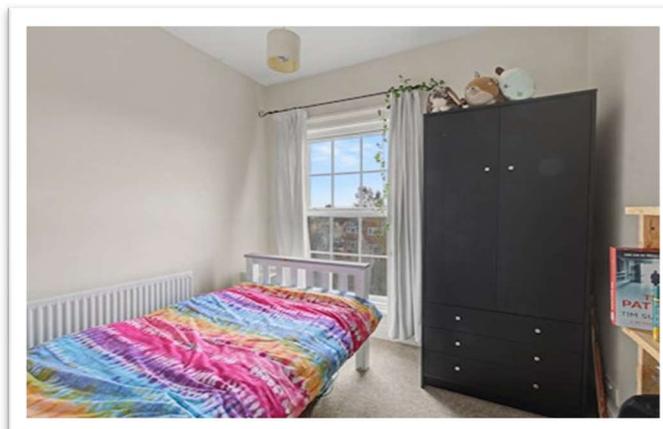
2.55m x 2.44m (8'5" x 8'0")

Having window to front elevation and radiator.

### BATHROOM

2.59m x 2.35m (8'6" x 7'8")

Having window to rear elevation, wood effect flooring, tiled splashbacks, shaped baht with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



### EXTERIOR

To the front of the property there is a lawned garden with a border.

### REAR GARDEN

To the rear of the property there is an enclosed courtyard and there is parking available accessed off Simpson Street.

### 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.

### VIEWING

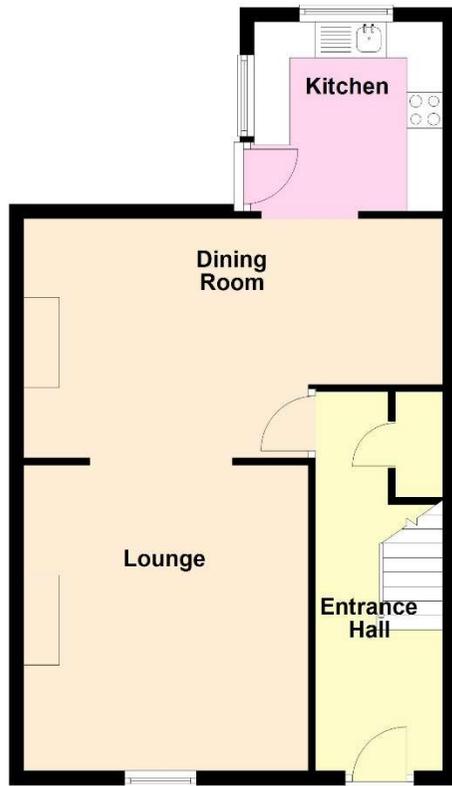
By appointment with Newton Fallowell - telephone 01790 755222.



# Floorplan

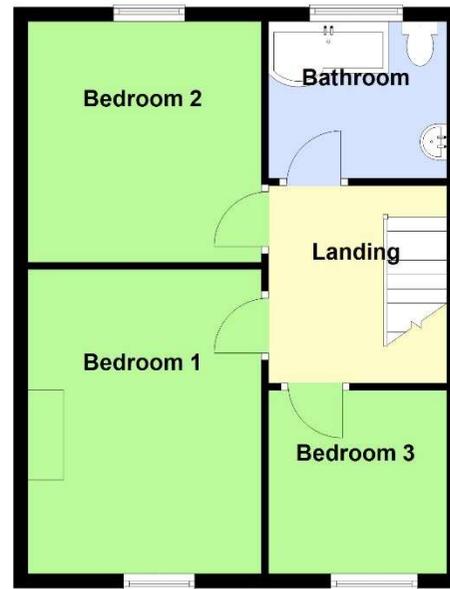
## Ground Floor

Approx. 52.7 sq. metres (567.7 sq. feet)



## First Floor

Approx. 45.5 sq. metres (490.3 sq. feet)



Total area: approx. 98.3 sq. metres (1057.9 sq. feet)

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