



33 Magellan Drive, Spilsby, PE23 5FB



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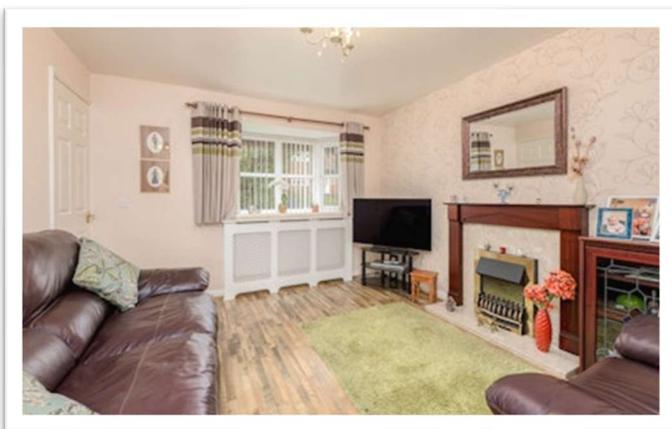
Freehold

£175,000



Key Features

- Semi-detached house
- Three bedrooms
- Lounge & dining room
- Kitchen & bathroom
- Driveway & garage
- Enclosed rear garden
- Cul-de-sac location
- EPC rating C





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.



ACCOMMODATION

Part glazed front entrance door through to the:

PORCH

Having further door to the:

ENTRANCE HALL

Having staircase rising to first floor.

LOUNGE

3.98m x 3.47m (13'1" x 11'5")

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

3.29m x 2.37m (10'10" x 7'10")

Having sliding doors to rear elevation & garden, radiator, laminate flooring and understairs storage cupboard.

KITCHEN

3.82m x 1.97m (12'6" x 6'6")

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.

FIRST FLOOR LANDING

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



BEDROOM ONE

3.51m x 2.72m (11'6" x 8'11")

Having two windows to front elevation and radiator.

BEDROOM TWO

2.61m x 2.27m (8'7" x 7'5")

Having window to rear elevation and radiator.

BEDROOM THREE

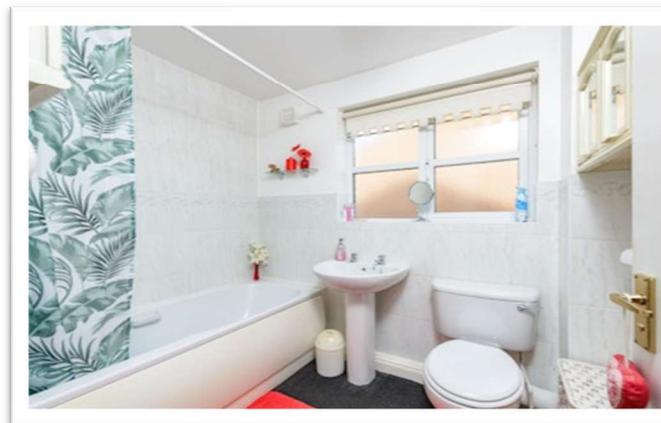
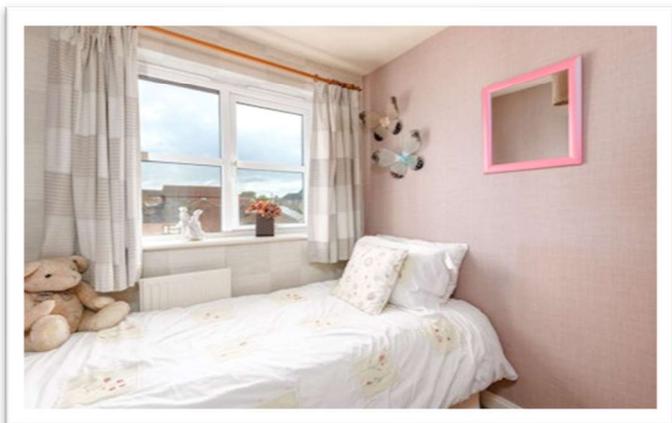
2.26m x 1.8m (7'5" x 5'11")

Having window to rear elevation and radiator.

BATHROOM

2.24m x 1.74m (7'4" x 5'8")

Having window to side elevation, radiator, part tiled walls, extractor, panelled bath with shower over, close coupled WC and pedestal hand basin.



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.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

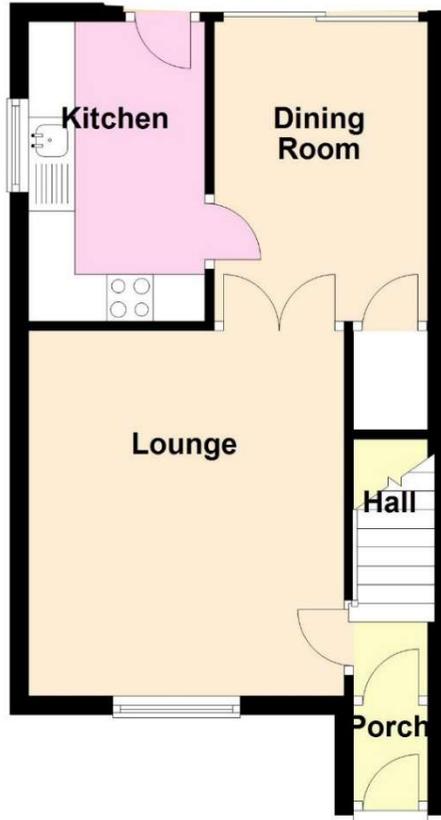
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Floorplan

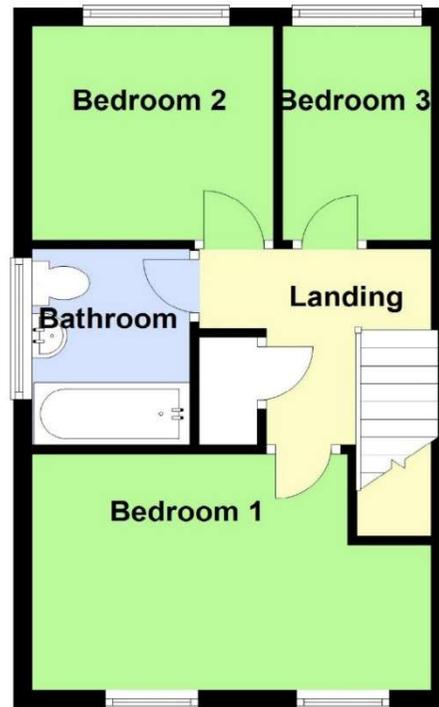
Ground Floor

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)

AGENT'S NOTES

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lifetime legal

 **NEWTON FALLOWELL**

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