



# 14 Newtown

## Spilsby

A spacious and well presented terraced home conveniently located within walking distance of the centre of Spilsby. The accommodation comprises a contemporary style fitted dining kitchen, inner hall, cloakroom, generous lounge/diner with bespoke media wall and a useful utility room with fitted units to the ground floor. To the first floor there is a large landing, four bedrooms and a family bathroom featuring a separate shower.

Outside, the property benefits from off-road parking to the front and an attractive enclosed rear garden, ideal for families and outdoor entertaining. Further 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





#### **ACCOMMODATION**

Porch recess with store off and glazed front entrance door with side screen through to the:

#### **DINING KITCHEN**

23' 7" x 10' 0" (7.20m x 3.05m)

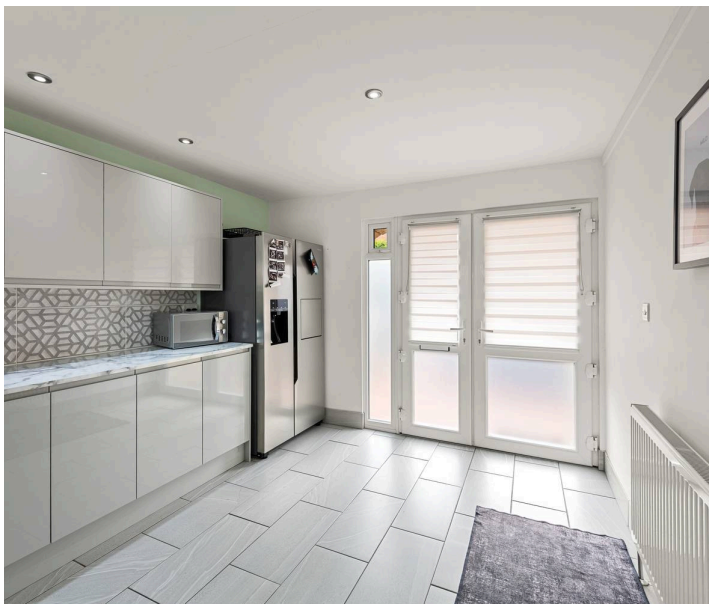
(max) Having glazed door with side screen and full height windows to rear elevation, inset ceiling spotlights, radiator and tiled floor. This striking contemporary kitchen is fitted with a range of high gloss base & wall units complemented by sleek work surfaces & stylish tiled splashbacks comprising: electric hob inset to work surface, integrated electric oven, cupboards, drawers & wine rack under, cupboards & stainless steel extractor over. Space for upright fridge/freezer to side. The central attached island has an inset sink with drainer & mixer tap, cupboards & space for dishwasher under and breakfast seating to one side. Opening to the:

#### **INNER HALL**

Having radiator, tiled floor and staircase rising to first floor.

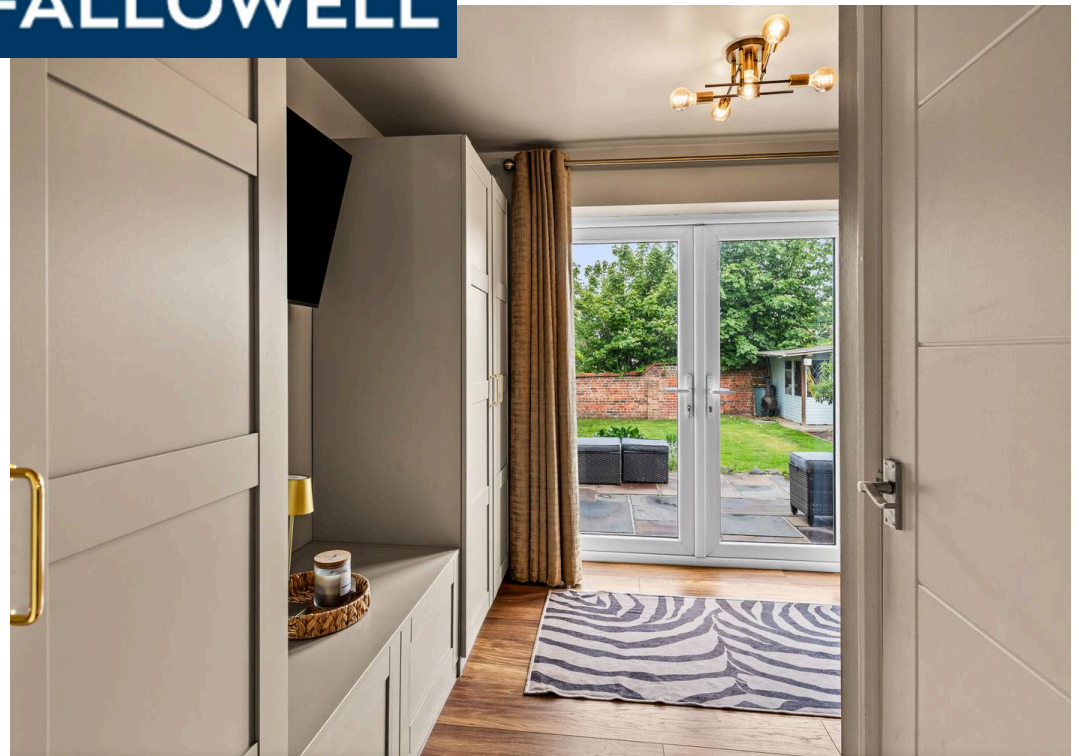
#### **CLOAKROOM**

Having window to rear elevation, tiled floor, close coupled WC, vanity hand basin and gas fired combination boiler providing for both domestic hot water & heating.





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## LOUNGE

19' 2" x 11' 3" (5.83m x 3.44m)

Having two windows to front elevation, radiator, wood effect flooring and a contemporary bespoke media wall creating a stylish focal point to the room, featuring an inset wall-mounted television above a modern recessed fireplace, complemented by illuminated display shelving to either side, providing both practical storage and an elegant ambient finish.

## UTILITY

9' 11" x 12' 6" (3.02m x 3.80m)

(max) Having french doors to rear elevation, radiator, wood effect flooring, understairs storage cupboard, range of fitted units with space & plumbing for automatic washing machine & tumble dryer.







#### FIRST FLOOR LANDING

Having inset ceiling spotlights, radiator, access to roof space and built-in airing cupboard with radiator and shelving.

#### BEDROOM ONE

15' 9" x 9' 7" (4.80m x 2.93m)

Having window to rear elevation, radiator and built-in wardrobe.





#### **BEDROOM TWO**

12' 1" x 11' 6" (3.69m x 3.51m)

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

#### **BEDROOM THREE**

9' 0" x 7' 3" (2.74m x 2.20m)

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

#### **BEDROOM FOUR**

8' 6" x 7' 1" (2.60m x 2.17m)

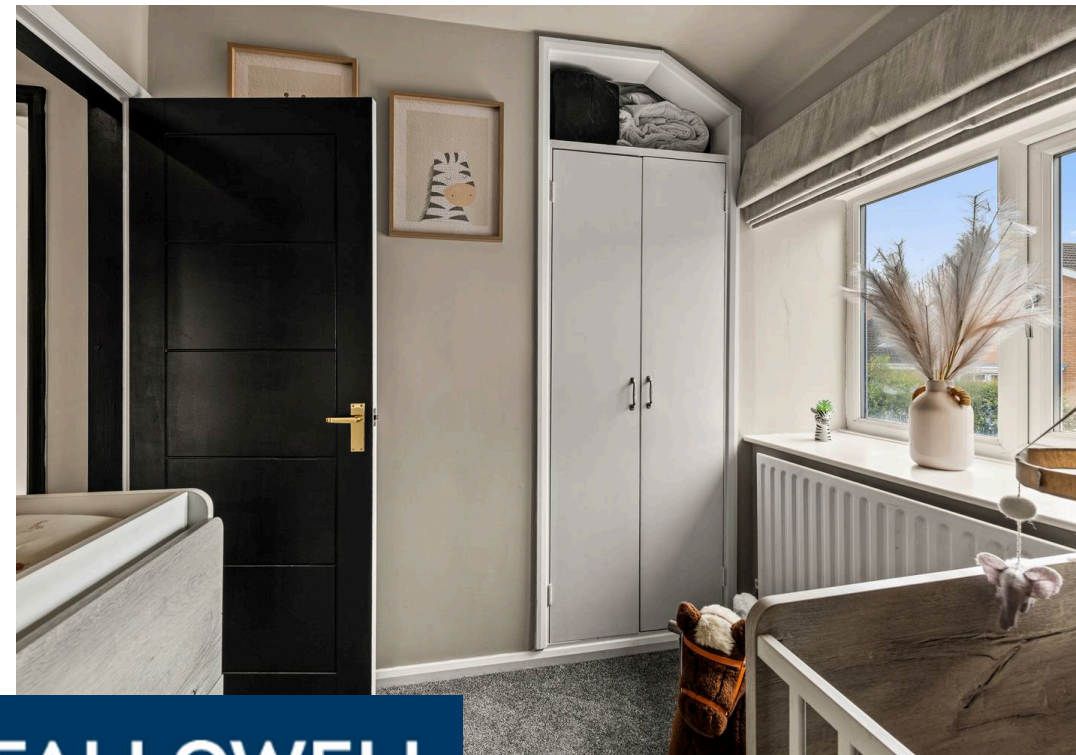
Having window to front elevation, radiator and built-in wardrobe.

#### **BATHROOM**

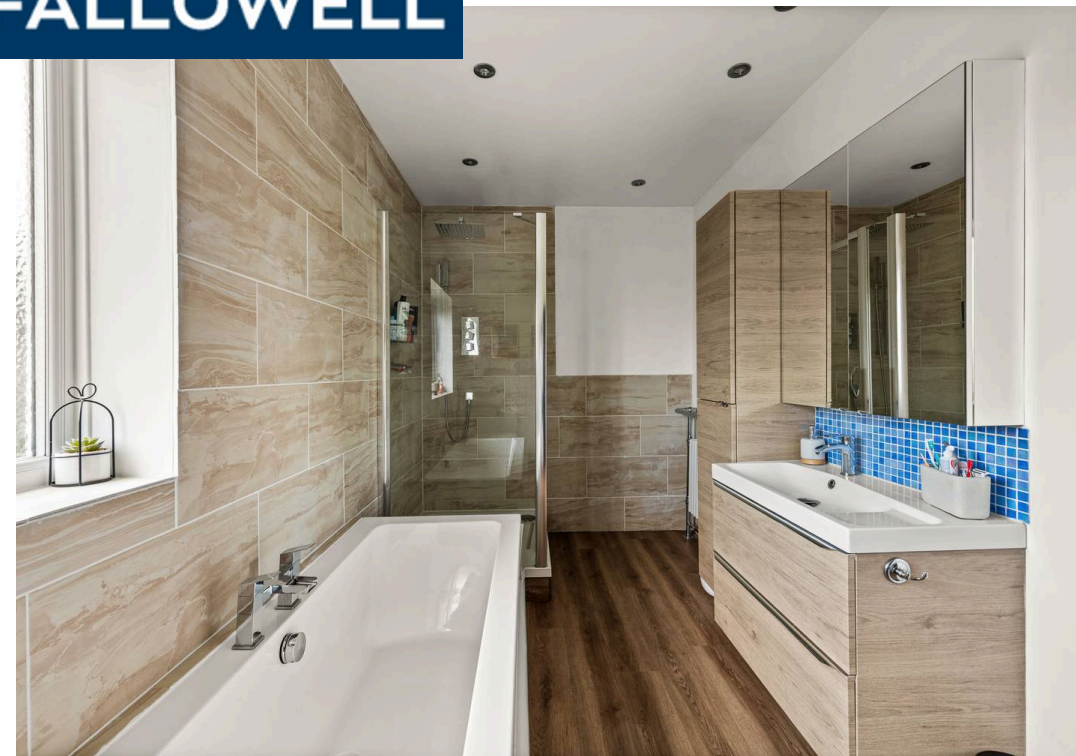
14' 1" x 6' 6" (4.30m x 1.99m)

Having window to rear elevation, inset ceiling spotlights, radiator incorporating heated towel rail, wood effect flooring and part tiled walls. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath with central mixer tap, close coupled WC and vanity hand basin.





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## EXTERIOR

To the front of the property there is a block paved area which provides off-road parking.

## REAR GARDEN

Being enclosed and laid to lawn with borders. Having an Indian stone paved patio & footpath leading to a good size summerhouse with electric. The current owners have a permit for a gravelled parking area at the bottom of the road which is £100 per year.

## LOCATION

Spilsby is a traditional Lincolnshire market town on the edge of the beautiful Lincolnshire Wolds, offering a blend of history, countryside and everyday amenities. It has a friendly community feel with a range of independent shops, cafés, pubs, supermarkets and a popular weekly Monday market that has been running since 1302. For outdoor lovers, Spilsby is surrounded by scenic countryside and walking routes within the Lincolnshire Wolds Area of Outstanding Natural Beauty. Nearby attractions include Gunby Hall, the ruins of Bolingbroke Castle and Snipe Dales Country Park, which is popular for walking and wildlife. The town is also conveniently located for access to the Lincolnshire coast, with Skegness around 20 minutes away, while larger market towns such as Horncastle and Louth are within easy reach.





### 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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### AGENT'S NOTES

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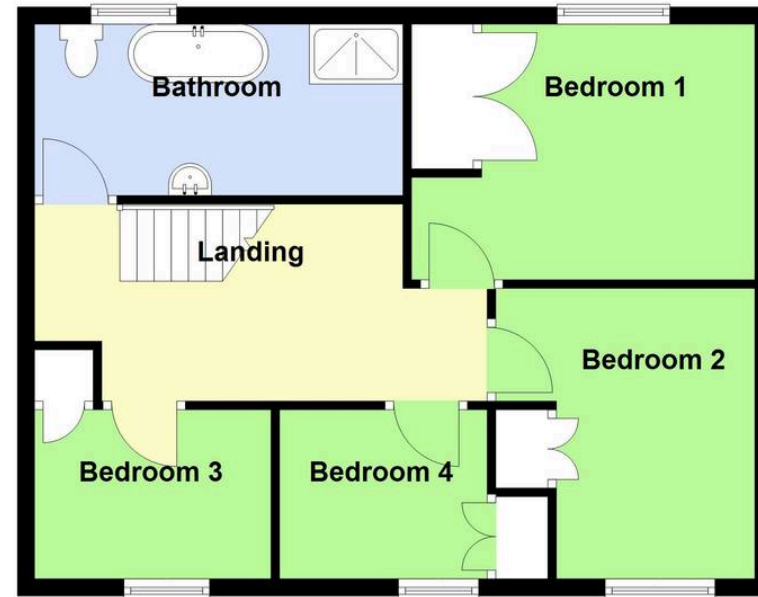
**Ground Floor**

Approx. 69.5 sq. metres (748.1 sq. feet)



**First Floor**

Approx. 54.8 sq. metres (590.3 sq. feet)



Total area: approx. 124.3 sq. metres (1338.4 sq. feet)

**Newton Fallowell Estate Agents**

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