



100 Main Road, Hundleby, PE23 5LZ



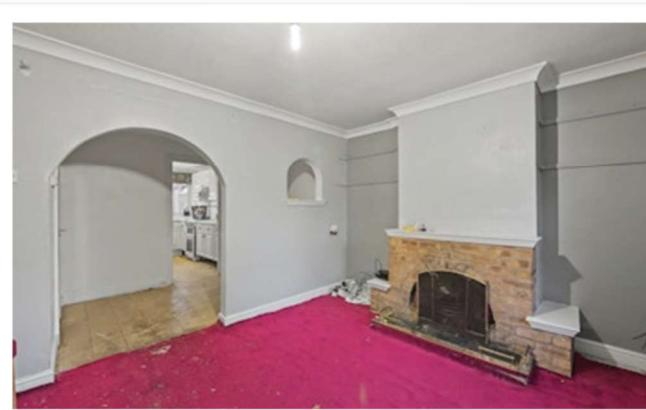
Freehold

£99,500



Key Features

- Terrace house
- Two bedrooms
- Lounge & dining room
- Kitchen & bathroom
- Enclosed rear garden
- Gas central heating & double glazing
- NO CHAIN
- EPC rating E





A mid-terrace house in a popular village location. In need of a little updating and having accommodation comprising: lounge, dining room, kitchen and rear lobby to ground floor. Two bedrooms and bathroom to first floor. Outside the property has an enclosed low maintenance rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

4.14m x 3.36m (13'7" x 11'0")

Having coved ceiling, radiator and brick-built fireplace. Archway to the:

DINING ROOM

2.94m x 2.02m (9'7" x 6'7")

built-in cupboard, coved ceiling, radiator, tiled floor and understairs storage cupboard.

KITCHEN

3.23m x 2.76m (10'7" x 9'1")

Having window to rear elevation 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, space & plumbing for automatic washing machine and space for fridge under, cupboard over. Work surface return with space for gas cooker, cupboards & drawers under, cupboards, glazed display units & extractor over. Further work surface with cupboards under, cupboards over and tall unit to side.

REAR LOBBY

Having part glazed door to rear elevation and staircase rising to first floor.

FIRST FLOOR LANDING

Having built-in cupboard.

BEDROOM ONE

4.15m x 3.36m (13'7" x 11'0")

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

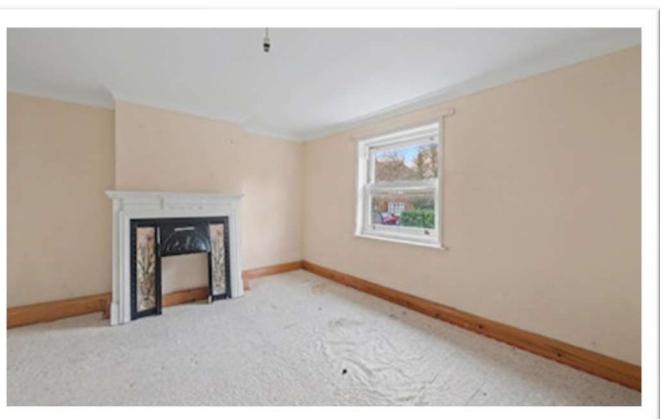
4.43m x 1.86m (14'6" x 6'1")

(max) Having window to rear elevation, coved ceiling, radiator and two built-in wardrobes.

BATHROOM

1.75m x 1.65m (5'8" x 5'5")

Having window to rear elevation, heated towel rail, part tiled walls, wood flooring, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



NEWTON FALLOWELL

EXTERIOR

To the rear of the property there is a covered paved patio opening to a gravelled garden with a decked area and greenhouse.

LOCATION

This property is located in the the centre of the village which is approximately one mile from the market town and shopping centre of Spilsby. The coastal resort of Skegness is approximately thirteen miles and Boston with rail links to main east coast routes is approximately sixteen miles. To the north and West lie the Lincolnshire Wolds, much of which are designated An Area Of Outstanding Natural Beauty.

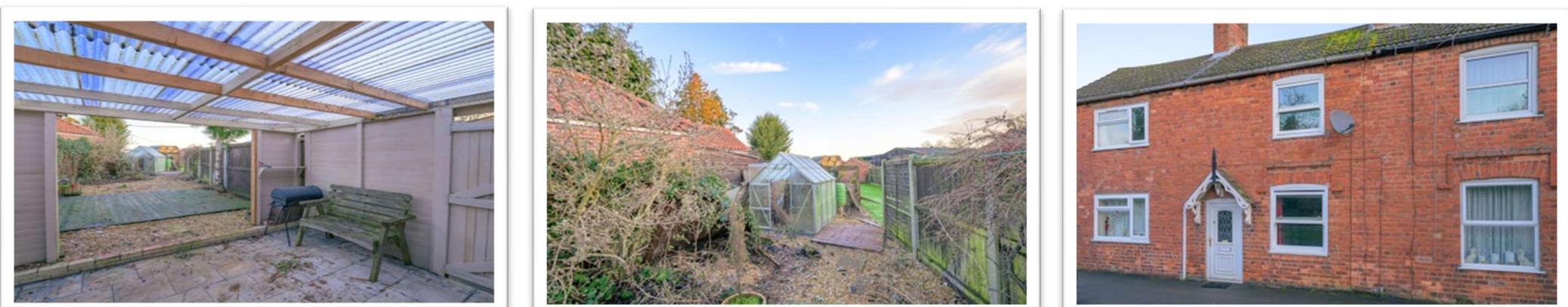
SERVICES

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 A.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



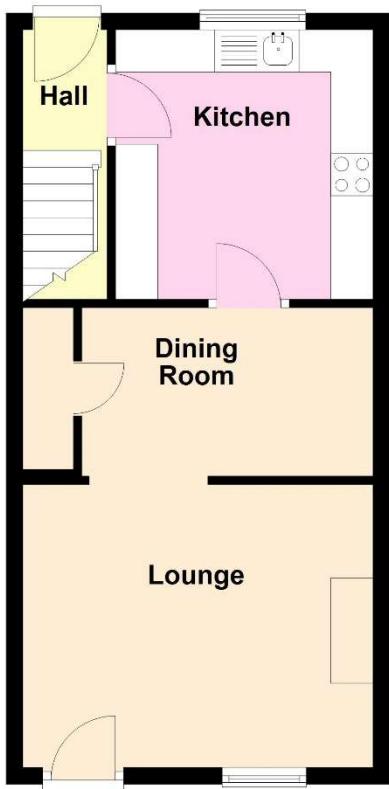


NEWTONFALLOWELL

Floorplan

Ground Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



Total area: approx. 73.4 sq. metres (790.0 sq. feet)

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.

lifetime legal

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

 **NEWTON FALLOWELL**

Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk