



29 Halton Road

Spilsby

Something a little different! This characterful end terrace property, formerly an antiques shop, occupies a convenient position close to Spilsby town centre and offers surprisingly spacious and versatile accommodation. In need of some updating, the property presents an excellent opportunity to create a home tailored to individual tastes and requirements and is offered with the benefit of NO CHAIN.

The accommodation comprises entrance hall, lounge, kitchen, dining room, utility room, separate WC, inner hall and third bedroom to the ground floor. To the first floor are two further large bedrooms, with one having access to a roof terrace, a bathroom with separate shower and a dressing room with access to a useful loft room.

Outside, the property benefits from off-road parking and a garage to the rear.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

HALL

Having small pane glazed door to the:

LOUNGE

19' 3" x 11' 10" (5.88m x 3.61m)

Having window to front elevation, window overlooking the hall, radiator, feature beams to ceiling, wall light points and fireplace recess with quarry tiled hearth and beam over.

KITCHEN

13' 0" x 12' 0" (3.95m x 3.67m)

(max L-shaped) Having window & door to front elevation, radiator and wood effect flooring. fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink inset to work surface, cupboard under. Work surface return with space for gas cooker, cupboards & drawers under, cupboards over, tall unit to side. Further work surface with cupboards under, cupboards over. Steps up to the:



DINING ROOM

14' 6" x 10' 10" (4.43m x 3.29m)

Having two windows to rear elevation, radiator, feature beam to ceiling and staircase rising to first floor with understairs storage cupboard.

UTILITY

6' 2" x 3' 11" (1.87m x 1.19m)

Having tiled walls, work surface with space & plumbing for automatic washing machine under, pedestal hand basin. Door to the:

WC

Having window to side elevation and low level WC.

INNER HALL

Having door to garage, further door to the lounge and door to the:

BEDROOM THREE

8' 6" x 7' 11" (2.58m x 2.42m)

Having window to rear elevation, door to the dining room, radiator and built-in cupboard.





FIRST FLOOR LANDING

Having window to side elevation and built-in airing cupboard.

BEDROOM ONE

14' 10" x 11' 7" (4.51m x 3.52m)

Having two windows to front elevation, radiator and french doors to roof terrace.

BEDROOM TWO

14' 8" x 11' 1" (4.47m x 3.37m)

(max) Having dormer style window to rear elevation, roof window, radiator and built-in cupboards.

DRESSING ROOM

9' 1" x 7' 4" (2.77m x 2.24m)

Having window overlooking the first floor landing, ladder to second floor and range of built-in wardrobes & drawers.

BATHROOM

15' 10" x 11' 1" (4.82m x 3.37m)

(max) Having windows to front & side elevations, radiator, tile effect flooring, tiled splashbacks, access to roof space, door to airing cupboard, panelled bath, shower enclosure with shower fitting, hand basin inset to unit with cupboards under and close coupled WC.

SECOND FLOOR LOFT ROOM

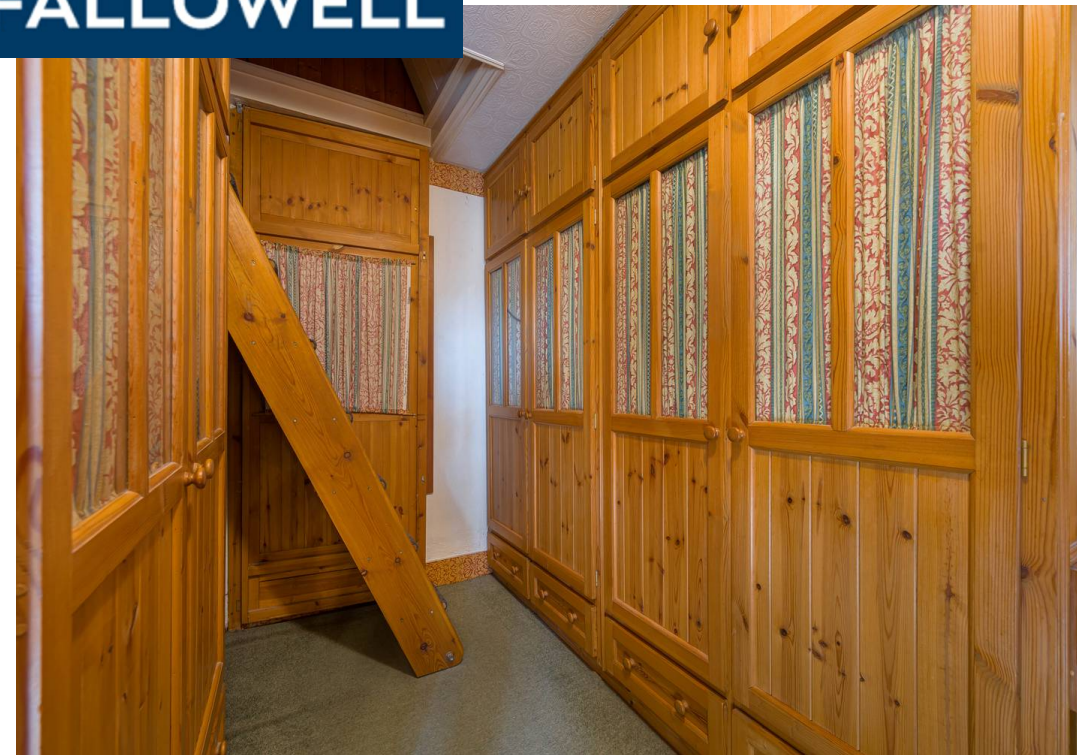
10' 4" x 8' 10" (3.15m x 2.69m)

Having roof window & sink.





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EXTERIOR

To the rear of the property there is off-road parking accessed off Simpson Street.

GARAGE

15' 7" x 7' 10" (4.76m x 2.39m)

Having part glazed uPVC double doors, light and power.

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.



NEWTON FALLOWELL





Total area: approx. 160.4 sq. metres (1726.3 sq. feet)

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