



33 Magellan Drive, Spilsby, PE23 5FB



3



1



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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

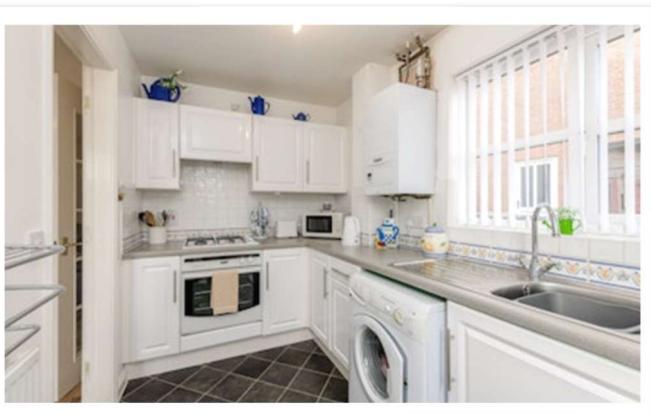




Situated towards the end of a peaceful cul-de-sac, this well-positioned semi-detached home offers a convenient location within easy walking distance of Spilsby town centre and its wide range of amenities.

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.

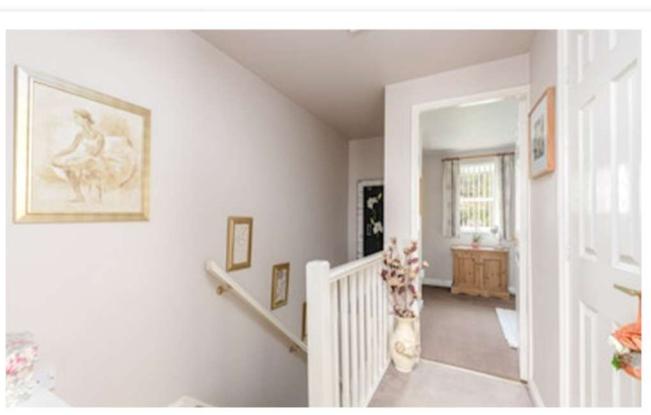
#### KITCHEN

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.



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#### 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

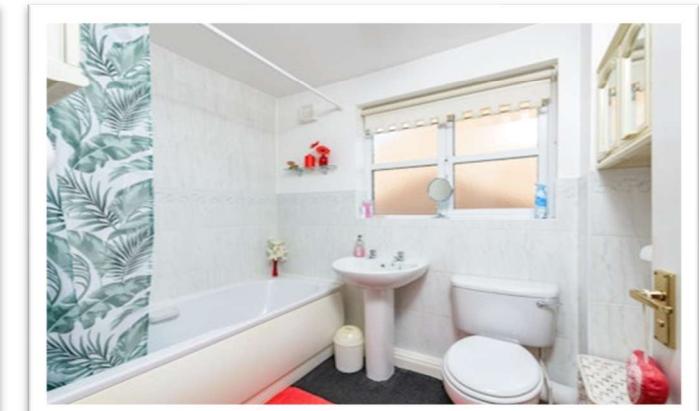
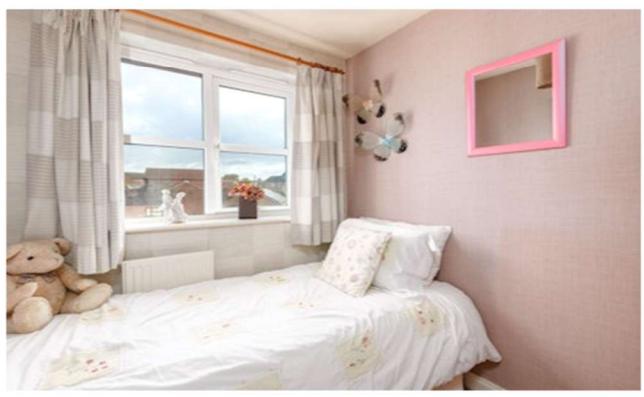
2.26m x 1.8m (7'5" x 5'11")

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.

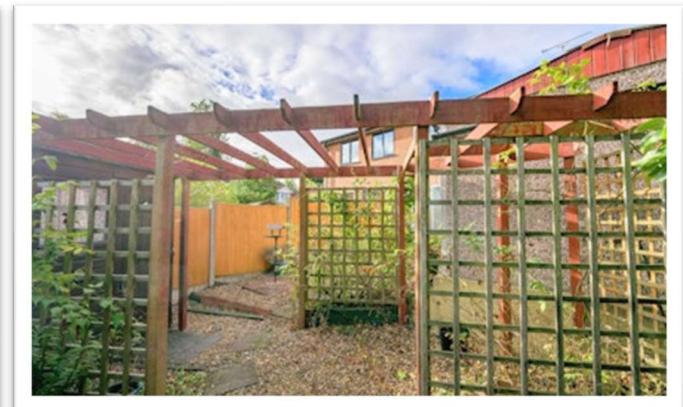
## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

## AGENT'S NOTES

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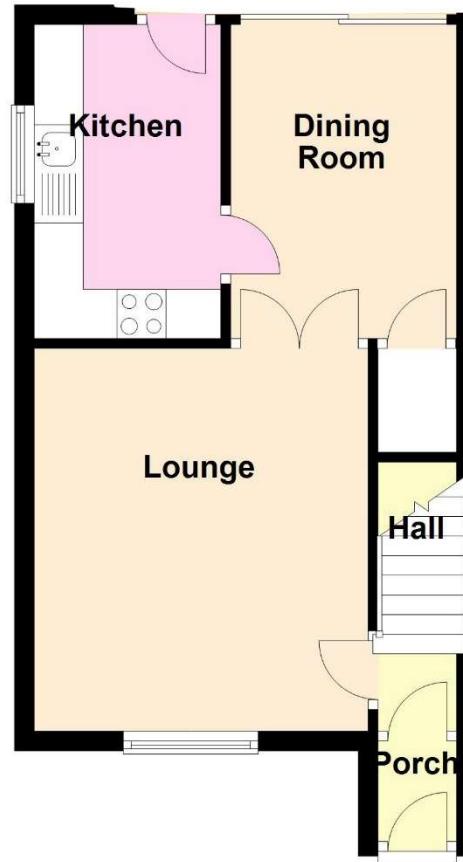


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## Floorplan

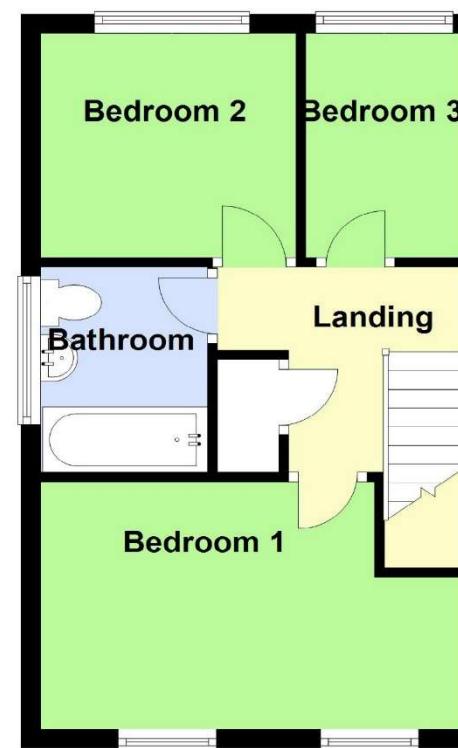
### Ground Floor

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)

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Newton Fallowell Spilsby

01790 755222

[spilsby@newtonfallowell.co.uk](mailto:spilsby@newtonfallowell.co.uk)