

Buy. Sell. Rent. Let.



Talbot Close, Spilsby, PE23 5NW



2



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1

£140,000

When it comes to
property it must be


lovelle



£140,000



Key Features

- NO ONWARD CHAIN
- Two Bedrooms with Fitted Wardrobe
- Off Road Parking for Two Cars
- Cul-de-Sac Location

- EPC rating C
- Tenure: Freehold





Great house available with NO ONWARD CHAIN! Well presented accommodation comprising; entrance porch, lounge, kitchen-diner, two bedrooms both with fitted wardrobes with bathroom, gas central heating and UPVC double glazing. Nice size plot with driveway providing parking for two vehicle and rear garden laid to lawn. Located in a great cul-de-sac location, within a 1/4 of a mile of the town centre and amenities, but also within 1/4 of a mile of open countryside and public footpaths across field and wooded lanes! You really have the best of both worlds: convenience and amenities plus the country side and lovely walks all nearby.

Porch

Entered via a front window with UPVC windows, door to;

Lounge

4.17m x 3.96m (13'8" x 13'0")

With UPVC window to the front aspect with fitted blind, radiator, laminate flooring, stairs to first floor, understairs storage cupboard, coving, door to;

Kitchen-Diner

4.17m x 2.77m (13'8" x 9'1")

With UPVC window to the rear aspect with fitted blind, radiator, laminate flooring, door the rear garden, cupboard housing the combi boiler (fitted 2018), with range of base and wall cupboards with worktops over, single drainer sink, space for gas electric cooker, space and plumbing for washing machine, space for under counter fridge, extractor fan.

Landing

With loft access, radiator, storage cupboard, doors to;

Bedroom One

3.23m x 3.16m (10'7" x 10'5")

With UPVC window to the front aspect, with fitted blind, radiator, fitted wardrobe.

Bedroom Two

9.74m x 2.25m (32'0" x 7'5")

With UPVC window to the rear aspect, fitted blind, radiator, fitted wardrobe.

Bathroom

1.95m x 1.79m (6'5" x 5'11")

With UPVC window to the rear aspect, fitted blind, pedestal wash hand basin, low level WC, panel bath with mains fed shower over, shower screen, tiled walls, extractor fan, ladder style radiator, mirrored wall cabinet.

Outside

To the front is a garden laid to lawn with tarmac drive to the side leading to further slabbed area for car parking next to the house. The rear garden is laid to lawn with plants and shrubs enclosed by fencing.

Services

The property has gas heating, mains water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or

sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Spilsby is a well served Market Town with various shops, doctors, vets, supermarkets, bus services etc. Located on the edge of the Wolds and areas of Outstanding Natural Beauty but also only a short drive to the beautiful sandy beaches of the Lincolnshire coast!

Directions

From Skegness take the A158 Burgh Road out of town. At the roundabout go straight on to the Burgh By-pass to Gunby roundabout. Take the left exit towards Spilsby and Lincoln. You will go through the village of Candlesby, continue until you get to Partney roundabout and turn left signposted Spilsby and Boston (A16). Turn left into Spilsby onto Church Street, go past the Church and Theatre and take a right turn onto Boston Road and then turn left onto Vale Road and then left onto Shamfield Road. Follow the road round and the turning for Talbot Close will be found on the right hand side.

Material Information Link

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/2zkUePdaVNnyQvaNaAaQG4/view>

Material Information Data

Tenure: Freehold

Council tax band: B

EPC rating: C

Semi-detached house, standard construction

Accessibility adaptations: None

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone ok, Three good, EE great

Parking: Driveway

Not a listed building

Not in a conservation area

No tree preservation order

No environmental risks recorded

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovele.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

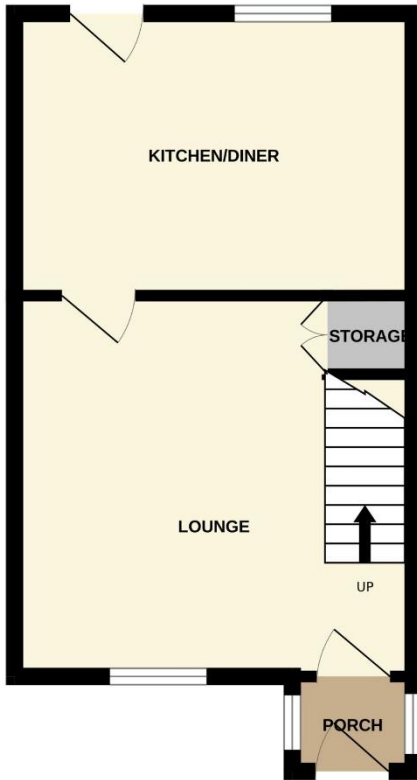
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



GROUND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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When it comes to **property**
it must be

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