



12 Granary Close

Spilsby

Tucked away in a quiet cul-de-sac just off Partney Road, this well-presented three-bedroom mid-terraced home enjoys an attractive position overlooking a green area, while remaining within easy reach of the town's excellent amenities. Offering well-planned accommodation throughout, it is an ideal first-time purchase, family home or investment opportunity.

The accommodation comprises an entrance hall with staircase to the first floor, cloakroom, spacious lounge and a bright kitchen/dining room with doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Outside, a block-paved footpath leads to the front entrance, while the enclosed rear garden has been designed for ease of maintenance with an artificial lawn and gated rear access to an allocated parking space. A garage is situated nearby, providing useful additional parking or storage.

Further benefits include gas central heating, double glazing and a pleasant location on the outskirts of town, offering the perfect balance of peaceful surroundings and convenient access to shops, schools and everyday amenities. Early viewing is highly recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, wood laminate flooring and staircase rising to first floor.

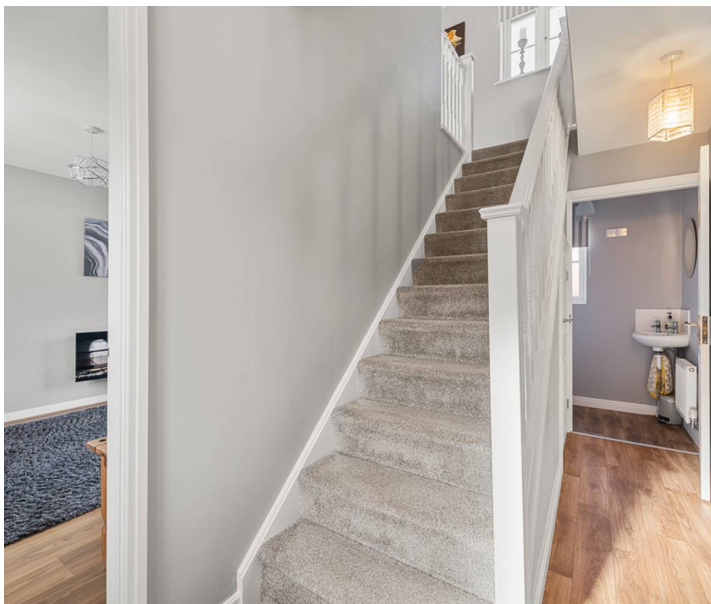
CLOAKROOM

Having window to rear elevation, wood laminate flooring, radiator, extractor fan, close coupled WC and hand basin.

LOUNGE

16' 6" x 10' 11" (5.03m x 3.32m)

Having window to front elevation, radiator, wood laminate flooring and sliding patio doors to rear elevation.





KITCHEN DINER

16' 4" x 8' 11" (4.98m x 2.72m)

Having window to front elevation, window & part glazed door to rear elevation, radiator, smoke alarm and tiled flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under. Further work surface with inset gas hob, cupboards & drawers under, electric oven, cupboards & stainless steel cooker hood over. Cupboard housing gas fired boiler providing for both domestic hot water & heating over.



FIRST FLOOR LANDING

Having window to rear elevation, access to roof space and built-in airing cupboard.

MASTER BEDROOM

10' 11" x 10' 8" (3.32m x 3.26m)

Having window to front elevation and radiator.

EN-SUITE SHOWER ROOM

Having window to front elevation, heated towel rail, shaver point, extractor fan, half tiled walls and wood effect flooring. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM TWO

9' 6" x 8' 6" (2.90m x 2.60m)

Having window to front elevation and radiator

BEDROOM THREE

8' 8" x 6' 7" (2.63m x 2.00m)

Having window to rear elevation and radiator.

FAMILY BATHROOM

Having window to rear elevation, extractor fan and shaver point. Fitted with a suite comprising: panelled bath, pedestal hand basin and close coupled WC



NEWTON FALLOWELL



 **NEWTON FALLOWELL**





EXTERIOR

To the front of the property there is a block paved footpath leading to the front entrance door.

REAR GARDEN

To the rear of the property there is an enclosed garden which is low maintenance with an artificial lawn. A gate to the rear of the garden leads to a parking space and there is a garage nearby.

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 property also has solar panels and 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.



Ground Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.2 sq. feet)



Total area: approx. 81.5 sq. metres (877.3 sq. feet)

Newton Fallowell Estate Agents

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