



61 Spilsby Road, Horncastle, LN9 6AW

 3  1  2

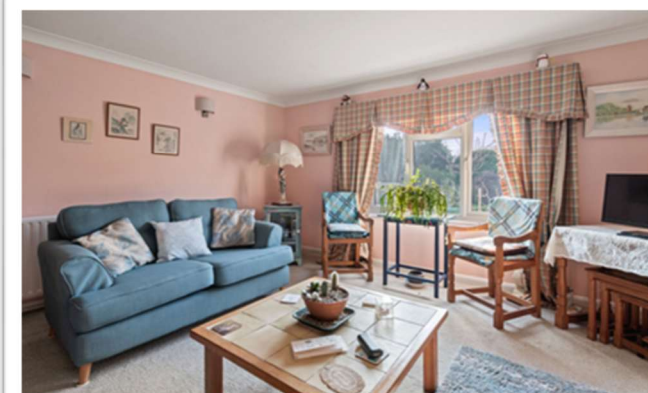
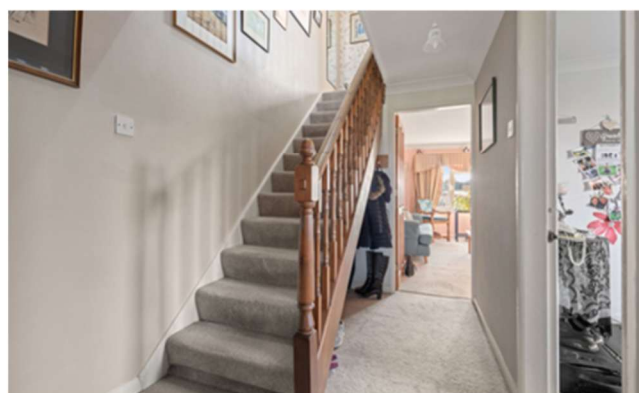
Freehold

Offers over £195,000



Key Features

- End terrace house
- Three bedrooms & study
- Entrance reception & lounge
- Dining kitchen & conservatory
- Driveway & garage
- Enclosed side/rear garden
- Open view to rear
- EPC rating C





An end terrace house set well back from Spilsby Road with an open view to the rear. Having accommodation comprising: entrance reception room, inner hall, lounge, dining kitchen and conservatory to ground floor. Three bedrooms, study and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed side/rear garden. The property benefits from gas central heating, double glazing and solar panels.

ACCOMMODATION

Part glazed side entrance door through to the:

ENTRANCE RECEPTION ROOM

3.12m x 2.58m (10'2" x 8'6")

Having window to side elevation, coved ceiling, radiator and tile effect flooring.

INNER HALL

Having coved ceiling, staircase rising to first floor, understairs storage area and smoke alarm.

LOUNGE

4.53m x 3.2m (14'11" x 10'6")

Having window to front elevation, coved ceiling, radiator, wall light points and fireplace with marble back & hearth, inset electric fire and wooden surround.

DINING KITCHEN

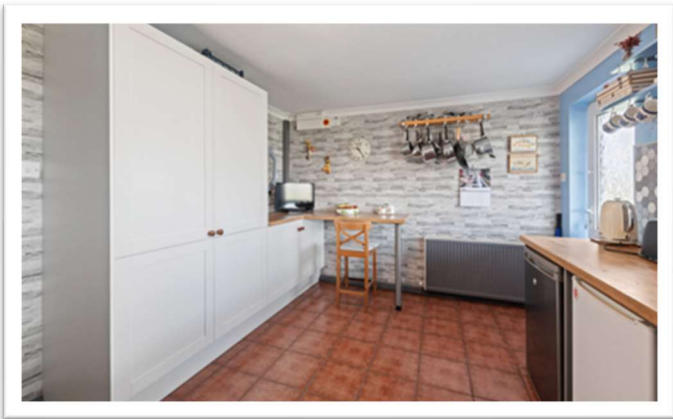
4.45m x 3.2m (14'7" x 10'6")

Having window to rear elevation overlooking the conservatory, coved ceiling, radiator 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, cupboards, integrated dishwasher & appliance spaces under. Work surface return with inset gas hob, integrated gas double oven, cupboards & drawers under, cupboards & stainless steel cooker hood over, slimline larder style unit to side. Further work surface with cupboards under, tall larder style units to side and further work surface forming breakfast bar. Part glazed door to the:

CONSERVATORY

4.74m x 2.62m (15'7" x 8'7")

Of sealed unit double glazed uPVC frame construction with polycarbonate roof. Having glazed door to side elevation & garden, tiled floor, fitted double base unit with single drainer sink & mixer tap, space & plumbing for automatic washing machine.



 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

BEDROOM ONE

3.75m x 3.18m (12'4" x 10'5")

Having window to rear elevation, radiator, access to roof space, airing cupboard housing gas fired boiler providing for both domestic hot water & heating and built-in wardrobes.

BEDROOM TWO

3.85m x 2.82m (12'7" x 9'4")

Having window to front elevation, radiator and built-in wardrobes.

BEDROOM THREE

2.57m x 2.32m (8'5" x 7'7")

Having window to side elevation and radiator.

STUDY

2.39m x 1.92m (7'10" x 6'4")

(flying freehold over next door) Having window to rear elevation and radiator.

BATHROOM

2.58m x 2.12m (8'6" x 7'0")

Having window to side elevation, radiator, tile effect flooring, part tiled walls and extractor. Fitted with a suite comprising: panelled bath with electric shower fitting & folding anti-splash screen over, close coupled WC and pedestal hand basin.





 **NEWTON
FALLOWELL**



EXTERIOR

A long shared driveway from the main road gives access to off-road parking and leads to the garage. To the front of the property there is a lawned garden with borders.

DETACHED GARAGE

Having roller door, side service door, light and power.

GARDENS

Being enclosed and laid to lawn with borders and having a paved patio and greenhouse.

SERVICES

The property has mains gas, electricity and water connected. Drainage is to a septic tank. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B. The property also has solar panels on the roof.

VIEWING

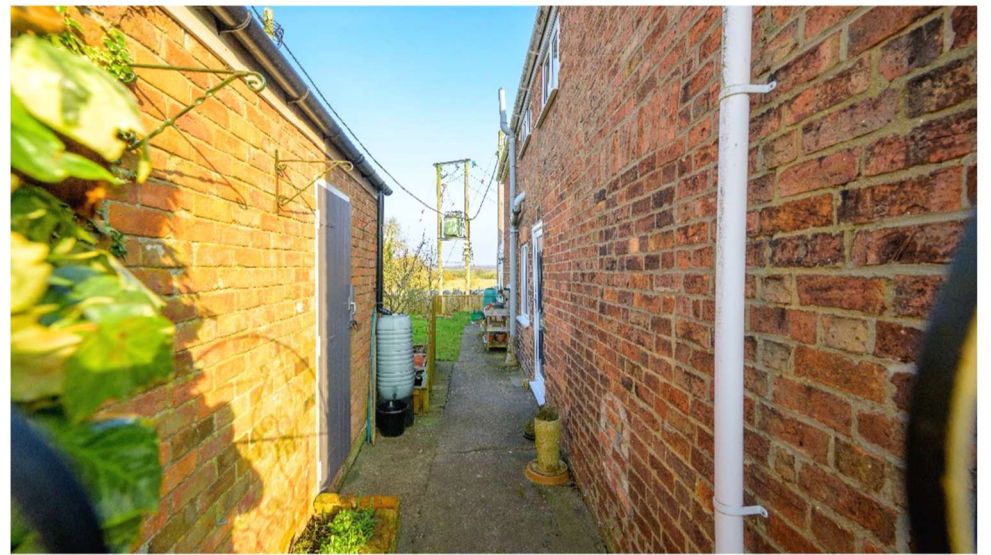
By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

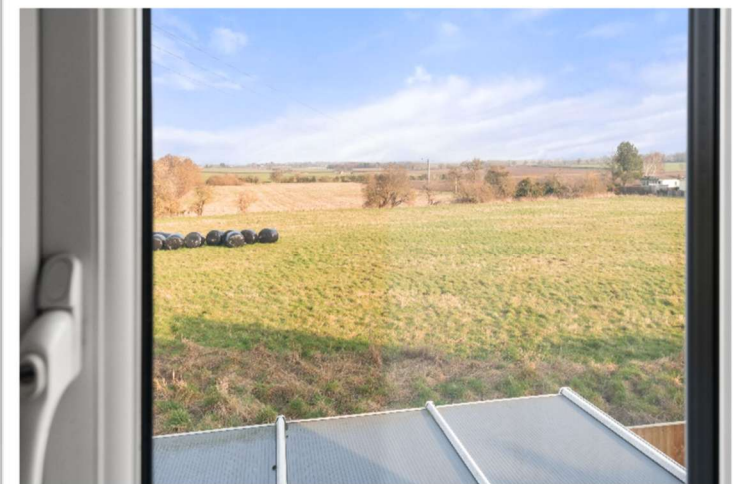
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has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

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



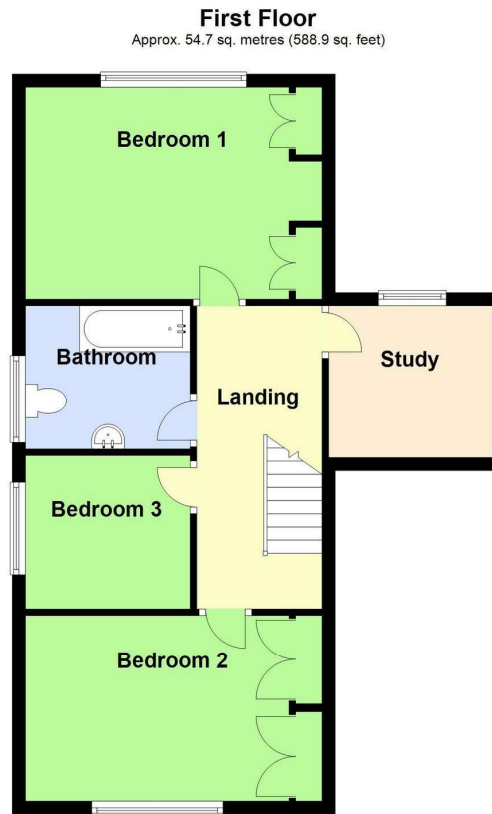
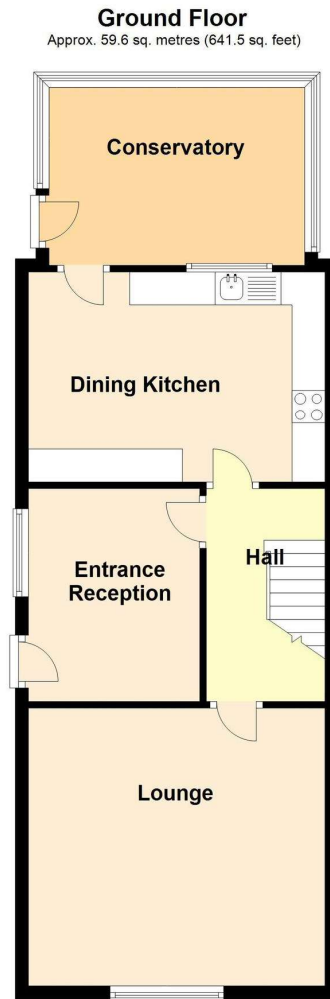


 **NEWTONFALLOWELL**



View to rear

Floorplan



Total area: approx. 114.3 sq. metres (1230.4 sq. feet)



 **NEWTONFALLOWELL**

Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk