



12 Fitzjames Close, Spilsby, PE23 5NL



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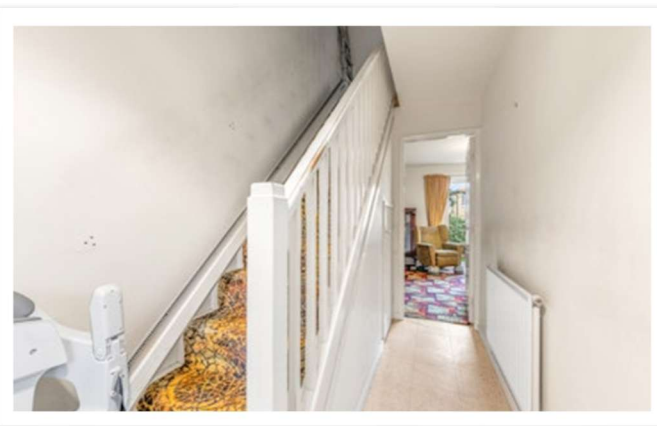
Freehold

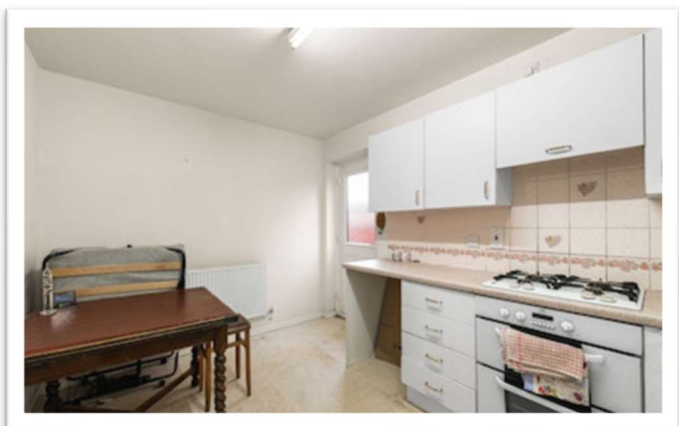
£130,000



Key Features

- Semi-detached house
- Three bedrooms
- Lounge & kitchen
- Driveway & garage
- Enclosed rear garden
- In need of updating
- NO CHAIN
- EPC rating D





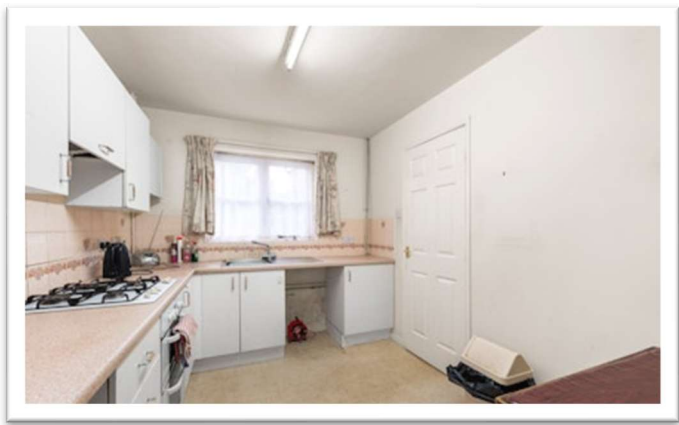
A Semi-Detached Home with Great Potential in a Sought-After Location

Set at the end of a quiet cul-de-sac in a popular residential area, this semi-detached property offers convenient living within walking distance of Spilsby town centre and its full range of amenities.

The home is in need of updating, providing an excellent opportunity for buyers to put their own stamp on the accommodation. The ground floor comprises an entrance hall, spacious lounge and kitchen, while the first floor offers three bedrooms and a family bathroom.

Outside, the property benefits from a front garden, driveway with off-road parking, a garage and an enclosed rear garden.

Offered with no onward chain, this is a fantastic chance for buyers or investors alike.



ACCOMMODATION

Part glazed front entrance door with side screen through to the:

ENTRANCE HALL

Having radiator, understairs storage cupboard and staircase rising to first floor.

LOUNGE

4.47m x 3.46m (14'8" x 11'5")

Having sliding doors to rear elevation & garden, radiator and fireplace with marble back & hearth, inset gas fire and wooden surround.

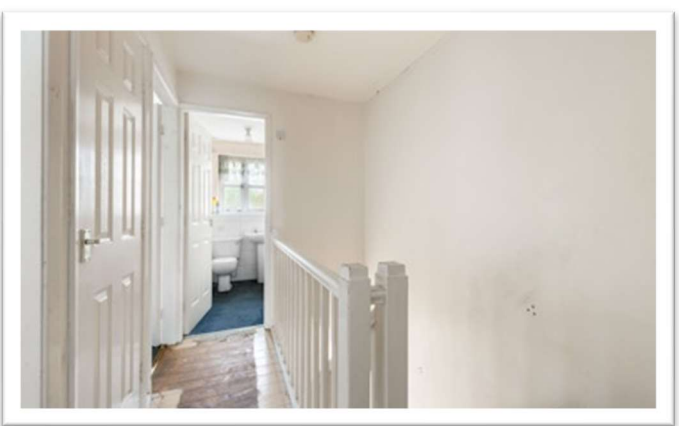
KITCHEN

3.96m x 2.56m (13'0" x 8'5")

Having window to front elevation, part glazed door to side elevation and radiator. 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 & appliance space under. Work surface return with inset gas hob, integrated electric oven, cupboard, drawers & appliance space under, cupboards & concealed extractor over.

FIRST FLOOR LANDING

Having smoke alarm and built-in cupboard.



BEDROOM ONE

4.51m x 2.54m (14'10" x 8'4")

Having window to rear elevation and radiator.

BEDROOM TWO

2.98m x 2.51m (9'10" x 8'2")

Having window to front elevation and radiator.

BEDROOM THREE

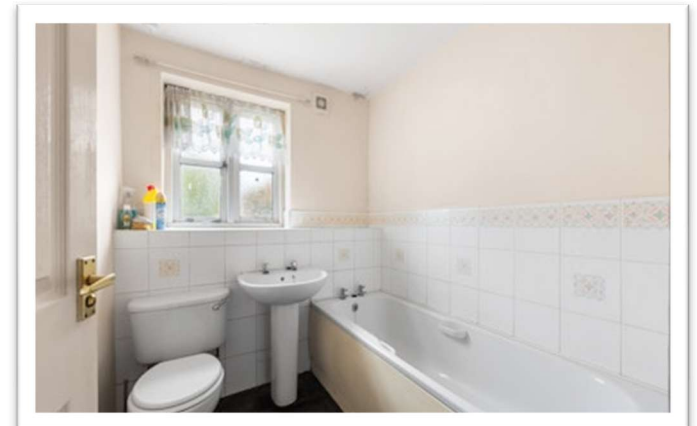
2.48m x 1.84m (8'1" x 6'0")

Having window to rear elevation and radiator.

BATHROOM

1.87m x 1.87m (6'1" x 6'1")

Having window to front elevation, radiator, extractor, tiled splashbacks, panelled bath, 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 with an up-and-over door and window to side.

REAR GARDEN

Being enclosed and laid to lawn.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the current council tax is band B.

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.

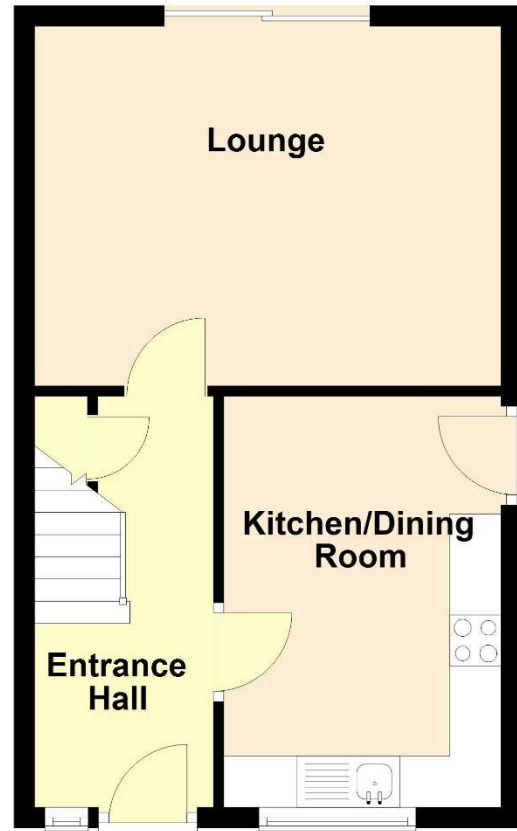
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan

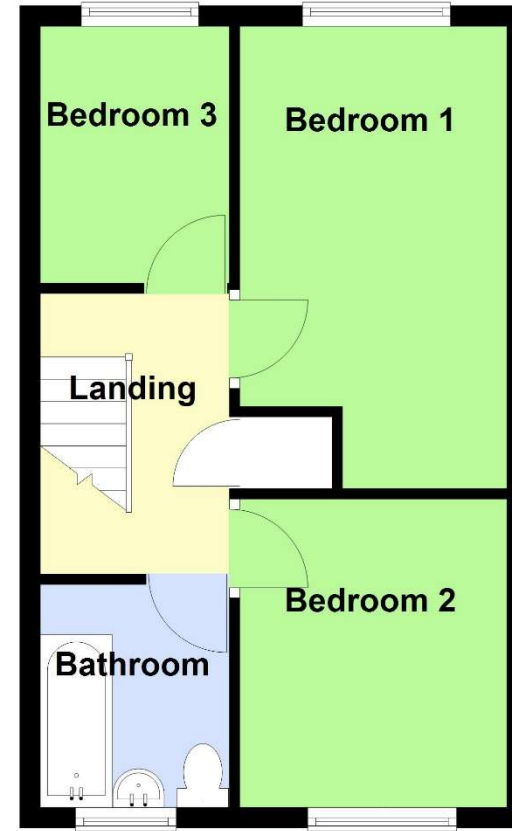
Ground Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



Total area: approx. 69.0 sq. metres (742.8 sq. feet)



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