



 **NEWTON**  
**FALLOWELL**

9 Shamfields Road, Spilsby – PE23 5NN  
£215,000

## 9 Shamfields Road

### Spilsby

Situated in a highly sought-after cul-de-sac and within easy walking distance of Spilsby Town Centre, this detached bungalow offers comfortable and well-maintained accommodation throughout. The property comprises an entrance hall, spacious lounge, bright conservatory, fitted dining kitchen, two bedrooms and a modern shower room. Outside, there is a driveway providing off-road parking, a garage and an enclosed rear garden, ideal for relaxing or entertaining. Further benefits include gas central heating and double glazing. Offered for sale with *no onward chain*, this is an excellent opportunity to acquire a bungalow in a location where demand remains exceptionally strong. Early viewing is highly recommended to avoid disappointment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





## ACCOMMODATION

Having part glazed front entrance door through to the:

### ENTRANCE HALL

Having coved ceiling, radiator, access to roof space and wood effect flooring.

### LOUNGE

17' 5" x 13' 4" (5.31m x 4.06m)

Having window to rear elevation, coved ceiling, radiator, wood effect flooring and fireplace with marble back & hearth, inset gas fire and wooden surround. Sliding doors to the:

### CONSERVATORY

8' 10" x 6' 7" (2.69m x 2.01m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof and glazed door to rear garden.





## DINING KITCHEN

11' 6" x 9' 4" (3.51m x 2.84m)

Having window to front elevation, glazed door to side elevation, coved ceiling, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, gas fired boiler providing for both domestic hot water & heating over. Work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, cupboards & extractor over.





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**BEDROOM ONE**

13' 4" x 8' 4" (4.06m x 2.54m)

Having window to rear elevation, coved ceiling and radiator.

**BEDROOM TWO**

11' 6" x 8' 6" (3.50m x 2.59m)

Having window to front elevation, coved ceiling, radiator and built-in wardrobe.

**SHOWER ROOM**

Having window to front elevation, coved ceiling, radiator, vinyl flooring, shower enclosure with electric shower fitting, close coupled WC and wall mounted hand basin with mixer tap.





### **EXTERIOR**

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A driveway provides off-road parking and leads to the:

### **GARAGE**

Of brick & tile construction with up-and-over door, light, power and part glazed service door to garden.

### **REAR GARDEN**

Being enclosed and having paved & gravelled areas with a shaped lawn & borders.

### **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 C.



### LIFETIME LEGAL

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### AGENT'S NOTES

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Total area: approx. 68.1 sq. metres (733.1 sq. feet)

## Newton Fallowell Estate Agents

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