



65 Halton Road, Spilsby, PE23 5LD



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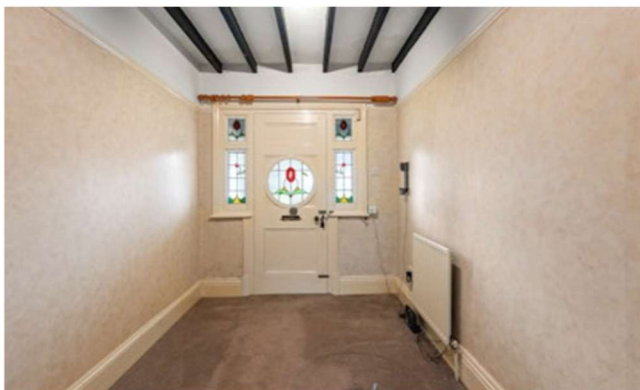
Freehold

£215,000



Key Features

- Semi-detached bungalow
- Two double bedrooms
- Lounge & sitting room
- Kitchen & side porch/utility
- Bathroom with separate shower
- Driveway & detached double garage
- Enclosed rear garden
- Plot approx. 0.20 acre (STS)
- EPC rating TBC





A spacious and well-proportioned semi-detached bungalow, set on a generous plot and conveniently located within easy walking distance of Spilsby town centre and its amenities.

The well-planned accommodation comprises a welcoming and particularly large entrance hall, a comfortable lounge, an additional sitting room, a fitted kitchen, and a useful side entrance porch/utility room. There are two double bedrooms and a bathroom fitted with both a bath and a separate shower.

Externally, the property enjoys a lawned front garden and a driveway providing ample off-road parking, leading to a detached double garage. To the rear is a private, enclosed garden, ideal for relaxing or entertaining. The bungalow further benefits from gas central heating and double glazing throughout.

ACCOMMODATION

Part glazed front entrance door with windows to either side through to the:

ENTRANCE HALL

Having two radiators, beamed ceiling and picture rail.

LOUNGE

5.07m x 2.42m (16'7" x 7'11")

Having bay window to front elevation with fitted seat & storage under, radiator, beamed ceiling, picture rail and fireplace.

SITTING ROOM

3.36m x 3.37m (11'0" x 11'1")

Having french doors to rear elevation, radiator, picture rail, built-in cupboards to alcove and feature fireplace with inset wood burner.

KITCHEN

5.53m x 2.22m (18'1" x 7'4")

Having window to rear elevation, further window overlooking the porch/utility, radiator, beamed ceiling with inset ceiling spotlights, wood effect flooring and built-in cupboard. Fitted with a range of base & wall units with tiled work surfaces & splashbacks comprising: sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, cupboards over. Work surface return with inset gas hob, integrated electric oven, cupboards, drawers & space for fridge under, cupboards & concealed cooker hood over. Further work surface return with cupboards & drawers under.



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SIDE PORCH/UTILITY

3.78m x 2.7m (12'5" x 8'11")

Having windows to front & side elevations, part glazed doors to front & rear elevations, heated towel rail, wood effect flooring, wood block work surface with inset belfast style ceramic sink & mixer tap, cupboards & drawers under, cupboards over.

BEDROOM ONE

5.16m x 3.83m (16'11" x 12'7")

Having window to front elevation, oriel window to side elevation, radiator, picture rail, built-in wardrobes with overhead cupboards and feature cast iron fireplace.

BEDROOM TWO

3.14m x 3m (10'4" x 9'10")

Having window to rear elevation, radiator and picture rail.

BATHROOM

3.04m x 2.27m (10'0" x 7'5")

Having window to side elevation, wood effect flooring, tiled walls, shower enclosure with mixer shower fitting, corner bath, hand basin inset to vanity unit with cupboards under, WC with concealed cistern and tall unit to side.

EXTERIOR

To the front of the property there is a lawned garden. A driveway provides ample off-road parking and extends down the side of the property to the:

DOUBLE GARAGE

7.53m x 5.91m (24'8" x 19'5")

Of brick & tile construction with an up-and-over door, window to side, service door to rear, light and power.



REAR GARDEN

Being enclosed and having a lawned area with a seating area to the rear of the bungalow, a further lawned area with a large paved patio area & raised beds, summerhouse and garden shed.

THE PLOT

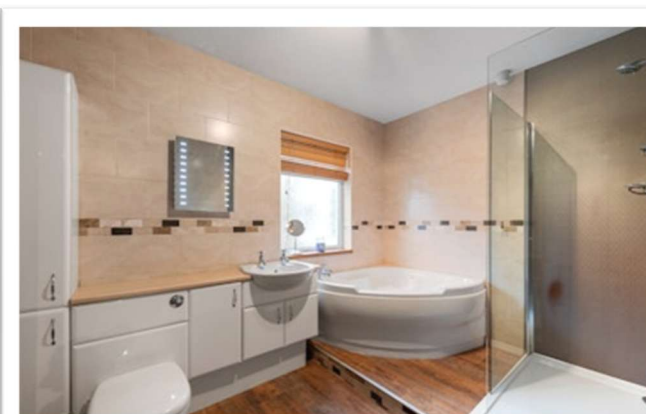
The property occupies a plot of approximately 0.20 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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 B.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

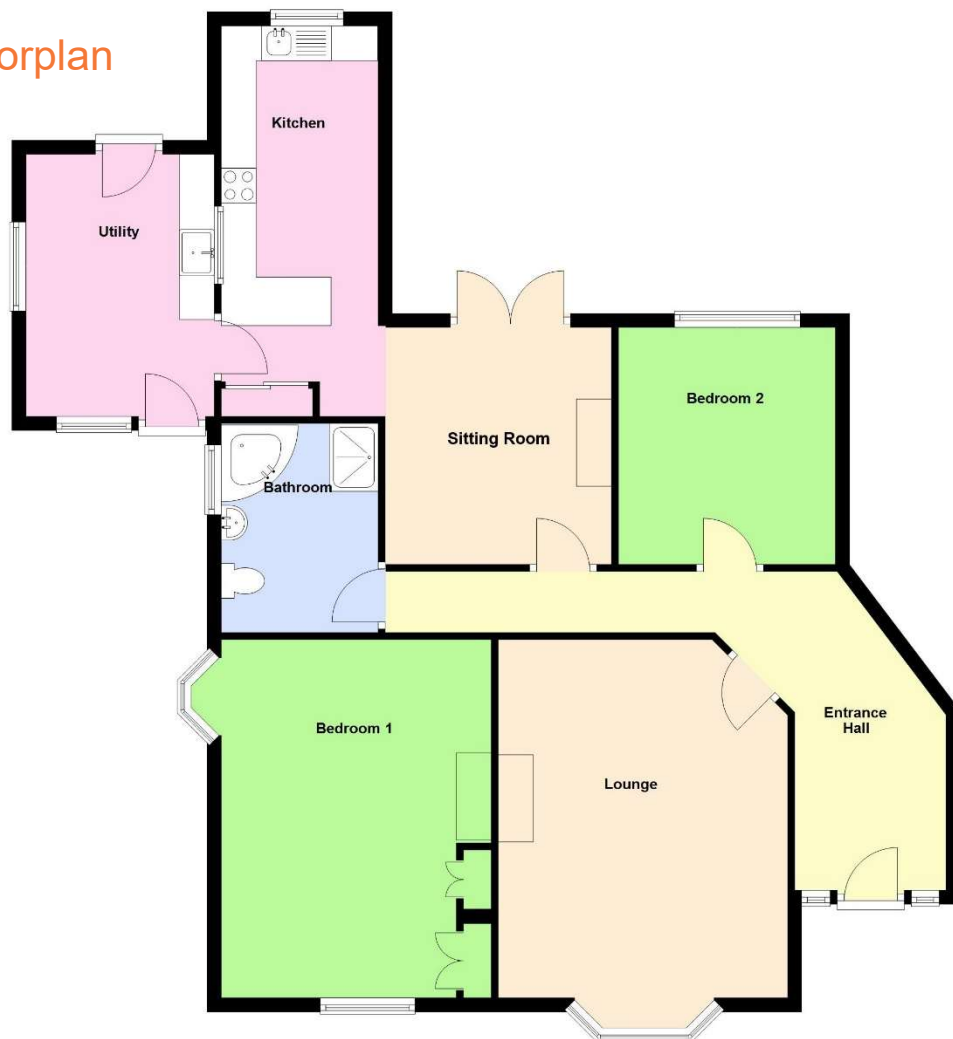




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Floorplan



Total area: approx. 109.4 sq. metres (1177.5 sq. feet)

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lifetime legal

AGENT'S NOTES

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