NEWTON FALLOWELL

67 Woodlands Avenue, Spilsby - PE23 5EL

£155,000

67 Woodlands Avenue

Spilsby

A semi-detached bungalow located in a residential area on the western side of Spilsby and close to the town centre and local amenities including supermarkets, GP surgery and independent shops. Woodlands Avenue has a reputation as a quiet, settled residential area rather than a busy through-road and Spilsby itself sits on the edge of the Lincolnshire Wolds, so the area benefits from easy access to countryside walks and villages, while still being within driving distance of the coast at Skegness.

Having accommodation comprising: kitchen, inner hall, lounge, conservatory, two bedrooms and shower room. Outside the property has a driveway providing off-road parking to the front and there is an enclosed low maintenance garden to the rear. The property benefits from gas central heating and double glazing. Offered with the benefit of NO CHAIN.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

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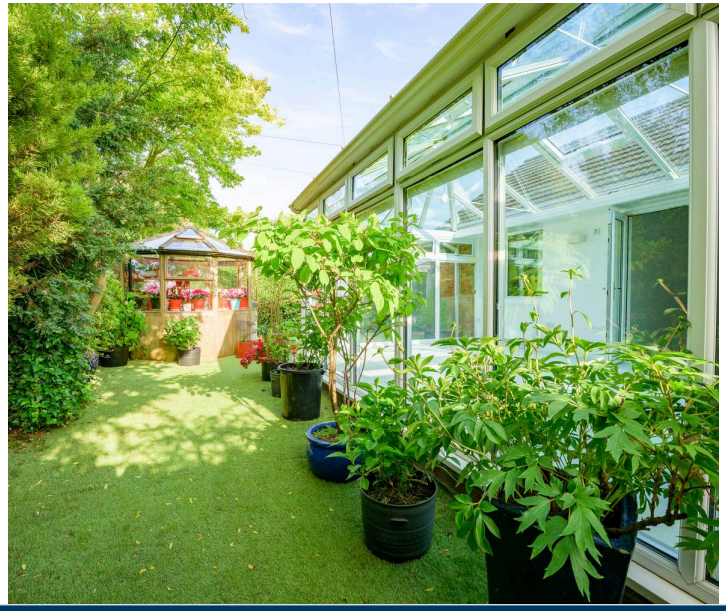

ACCOMMODATION

Part glazed front entrance door through to the:

KITCHEN

11' 3" x 9' 7" (3.42m x 2.92m)

Having window to front elevation, inset ceiling spotlights, radiator and vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboard, automatic washing machine (included in sale) under, tall unit to side. Work surface return with drawers & appliance space under, cupboards & space for microwave over. Further work surface return with inset gas hob, cupboards & drawers under, extractor over and tall unit to side housing integrated electric double oven with drawer under & cupboard over. Further tall units and recess housing upright fridge/freezer (included in sale).

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INNER HALL
Having coved ceiling, doors to bedrooms & bathroom and archway to the:

LOUNGE
13' 10" x 9' 11" (4.22m x 3.03m)
Having window to rear elevation overlooking the conservatory, coved ceiling, radiator, built-in cupboard and french doors to the:

CONSERVATORY
20' 8" x 12' 9" (6.29m x 3.89m)
Of sealed unit double glazed uPVC frame construction with safety glass roof with two electric Velux style windows, two ceiling/light fans, french doors to garden, two radiators and large air conditioning unit.

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BEDROOM ONE
12' 2" x 9' 11" (3.71m x 3.02m)
Having window to rear elevation overlooking the conservatory, coved ceiling and radiator.

BEDROOM TWO
9' 7" x 7' 11" (2.92m x 2.41m)
Having window to side elevation, coved ceiling and radiator.

SHOWER ROOM
8' 0" x 6' 3" (2.45m x 1.91m)
(max) Having window to front elevation, coved ceiling, heated towel rail, part tiled walls, vinyl flooring, walk-in shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

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EXTERIOR

To the front of the property there is a concrete area enclosed by hedging with a pedestrian handgate. A driveway accessed from the side provides off-road parking and there is gated access to the:

REAR GARDEN

Being enclosed and having a covered area to the side, artificial grass area, various trees and potting shed.

SERVICES

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

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.

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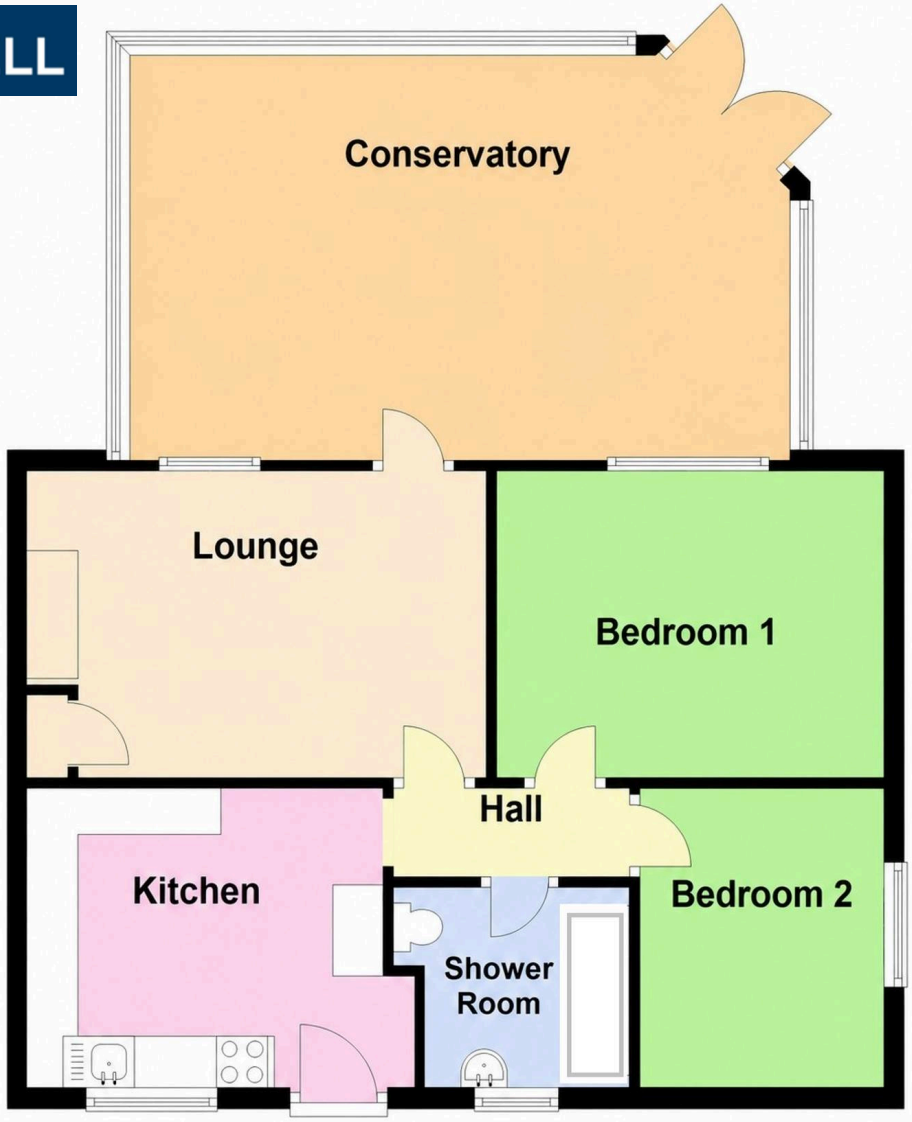

Total area: approx. 76.0 sq. metres (818.5 sq. feet)

Newton Fallowell Estate Agents

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