



42 Pooles lane, Spilsby, PE23 5EU



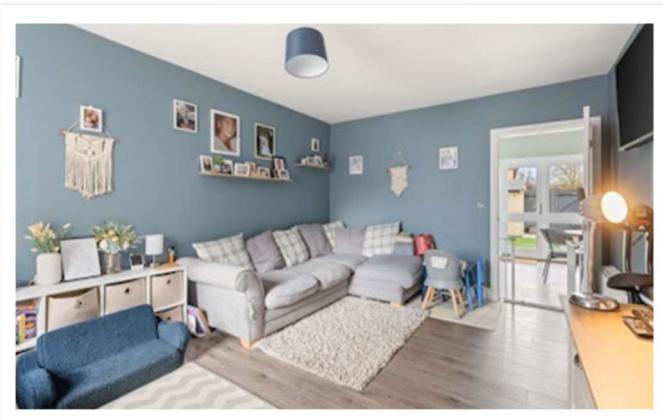
Freehold

£165,000

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Key Features

- Terrace house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom & bathroom
- Enclosed low maintenance rear garden
- Two allocated parking spaces to rear
- Gas central heating & double glazing
- EPC rating TBC





Ideally situated within walking distance of Spilsby town centre and its range of local amenities, this well-presented terrace home offers comfortable and practical living accommodation, perfect for modern day living.

The ground floor comprises of an entrance hall, a bright and spacious lounge, a stylish dining kitchen ideal for both everyday meals and entertaining and a convenient cloakroom. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a fully enclosed, low-maintenance rear garden, perfect for relaxing or outdoor dining, along with two allocated parking spaces to the rear. Additional features include gas central heating and double glazing throughout.

ACCOMMODATION

Front entrance door with fanlight above through to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

LOUNGE

4.93m x 3.45m (16'2" x 11'4")

Having window to front elevation, radiator, wood effect flooring and understairs storage cupboard.

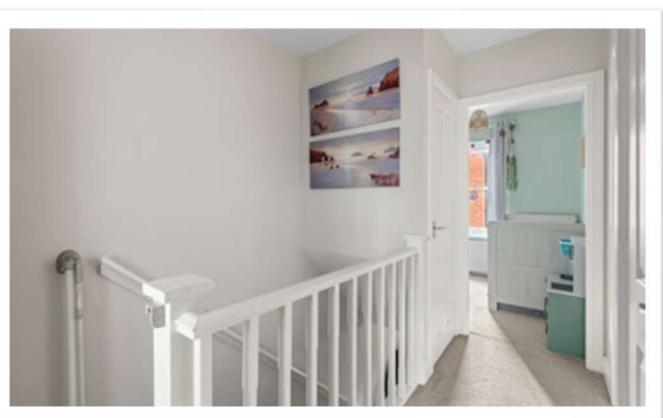
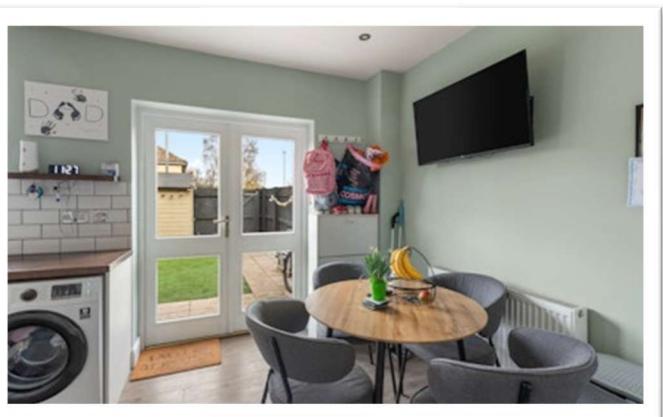
DINING KITCHEN

4.47m x 2.77m (14'8" x 9'1")

Having window & french doors to rear elevation, inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with wood block work surfaces & tiled splashbacks comprising: belfast style ceramic sink with mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & stainless steel cooker hood over. Work surface return with cupboard & drawers under, space for upright fridge/freezer to side.

CLOAKROOM

Having radiator, close coupled WC and hand basin.



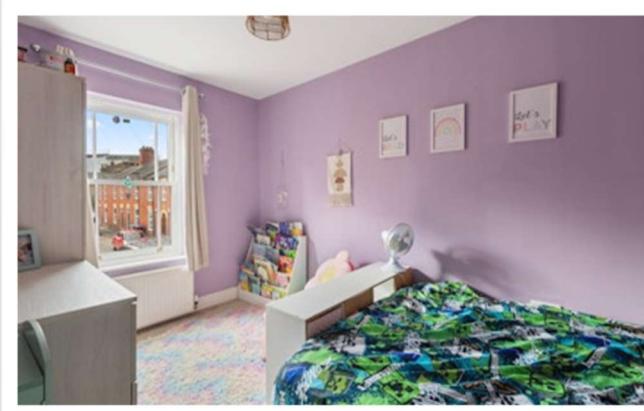
FIRST FLOOR LANDING

Having access to roof space, built-in cupboard and further built-in cupboard housing gas fired boiler providing for both domestic hot water & heating.

BEDROOM ONE

4.09m x 2.93m (13'5" x 9'7")

Having window to front elevation and radiator.



BEDROOM TWO

3.58m x 2.49m (11'8" x 8'2")

Having window to rear elevation and radiator.

BEDROOM THREE

2.16m x 2.01m (7'1" x 6'7")

Having window to front elevation and radiator.

BATHROOM

Having window to rear elevation, heated towel rail, wood effect flooring, tiled splashbacks and extractor. Fitted with a suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, WC with concealed cistern and hand basin on vanity unit with cupboard under.

EXTERIOR

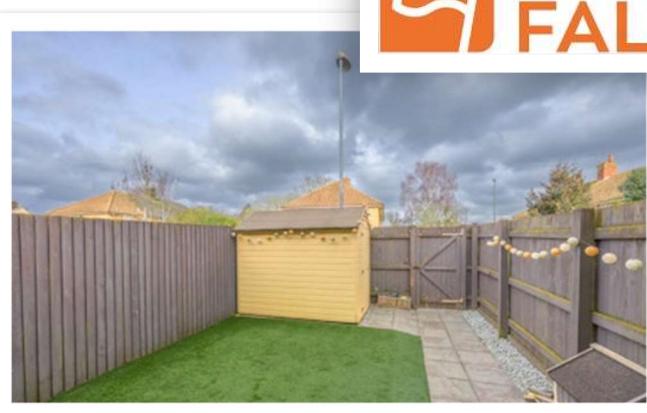
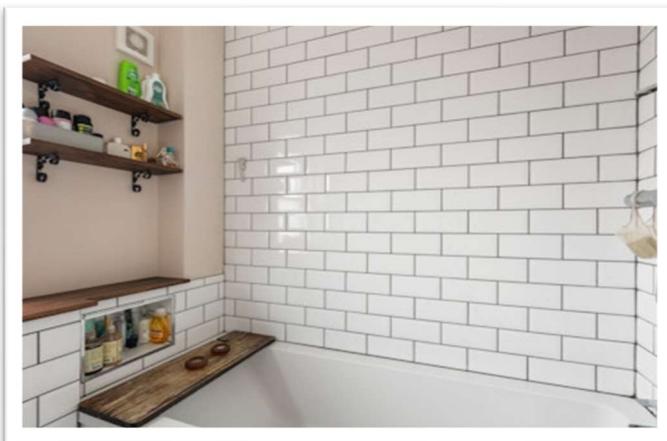
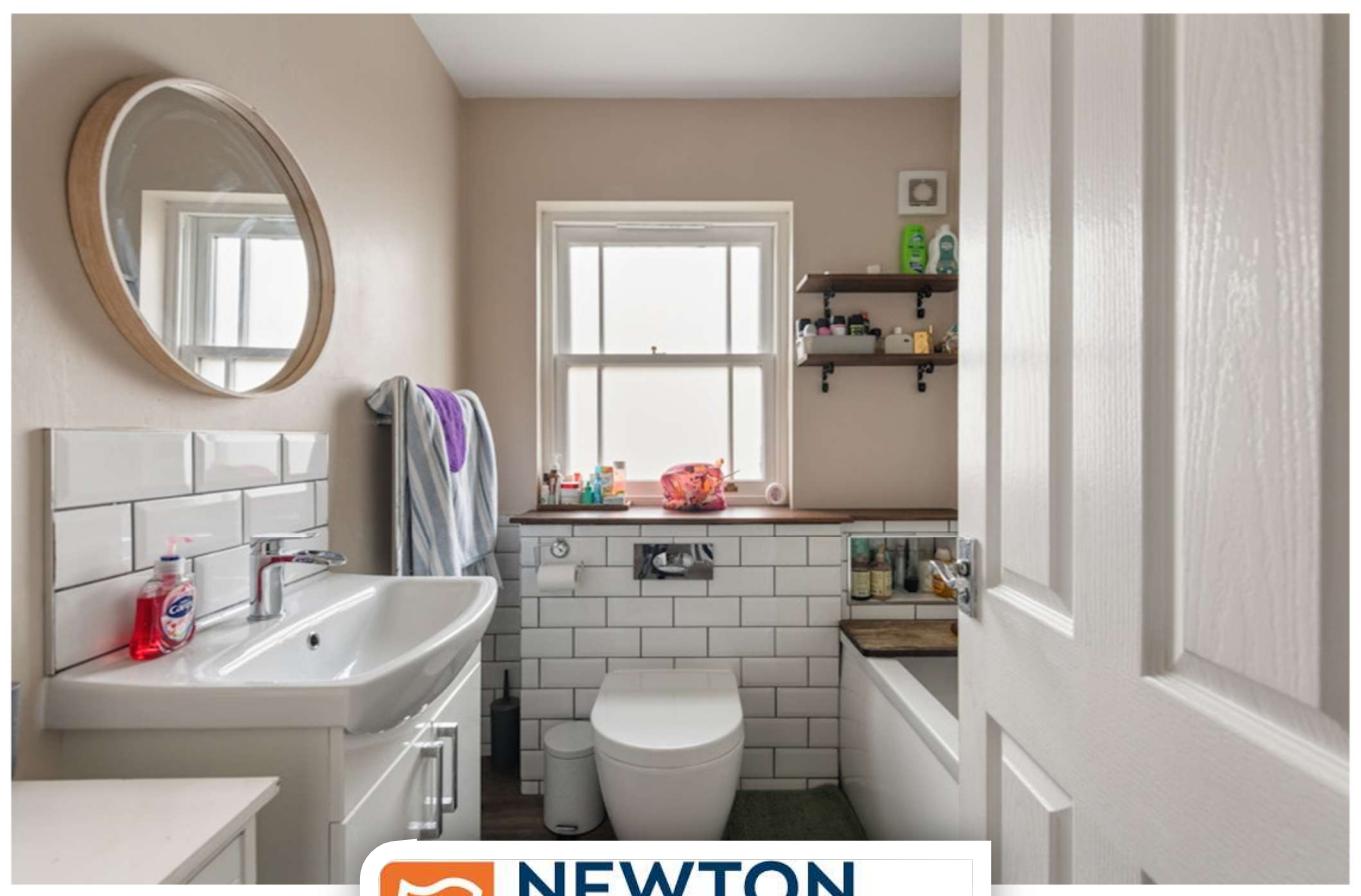
To the front of the property there is a small gravelled garden enclosed by wrought iron railings with a pedestrian handgate and paved footpath leading to the front entrance door.

REAR GARDEN

Being enclosed with gated access to the far rear. Having a paved patio & footpath, artificial grass area and garden shed.

The property also has two allocated parking spaces to the rear.





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Floorplan



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 A.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

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Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk