



17 West End, Spilsby, PE23 5ED



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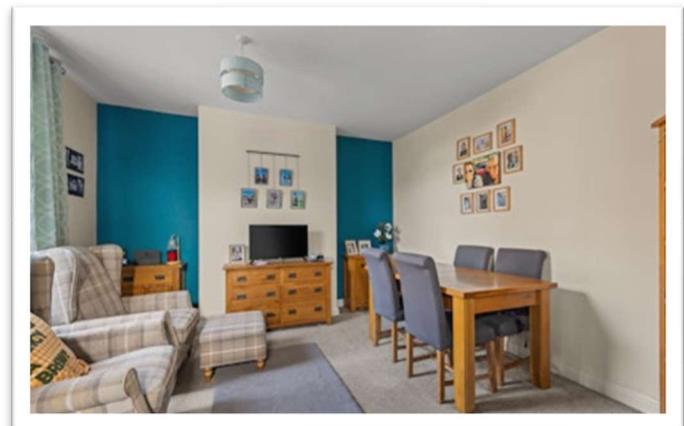
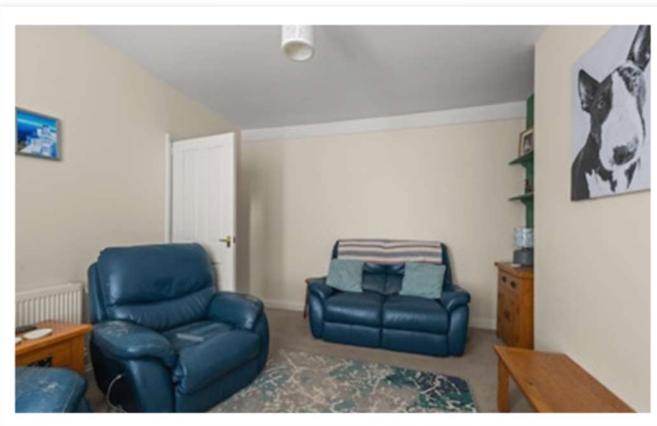
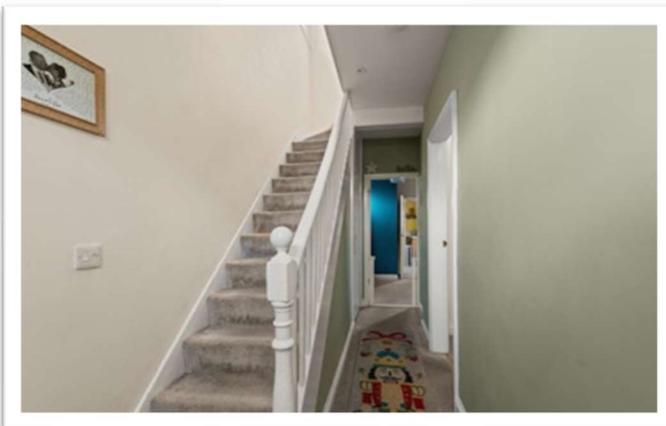
Freehold

£140,000



## Key Features

- End terrace house
- Three bedrooms
- Lounge & dining room
- Fitted kitchen & bathroom
- Enclosed rear garden
- Gas central heating
- EPC rating C





Situated in a highly sought-after residential area, just a short walk from the amenities of Spilsby town centre, this attractive end-terrace home offers well-proportioned accommodation ideal for families, first-time buyers or investors alike.

The ground floor comprises a welcoming entrance hall, a comfortable lounge perfect for relaxing, a separate dining room ideal for entertaining and a fitted kitchen. To the first floor are three bedrooms and a family bathroom, providing practical and versatile living space.

Externally, the property benefits from an enclosed rear garden, offering a private outdoor retreat, along with three useful brick-built outbuildings providing excellent storage or potential for workshop use. Further advantages include gas central heating and double glazing throughout.

Early viewing is highly recommended to fully appreciate the space, location and potential this home has to offer.

#### ACCOMMODATION

Front entrance door with fanlight above through to the:

#### ENTRANCE HALL

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

#### LOUNGE

4.52m x 3.65m (14'10" x 12'0")

Having bay window to front elevation and radiator.

#### DINING ROOM

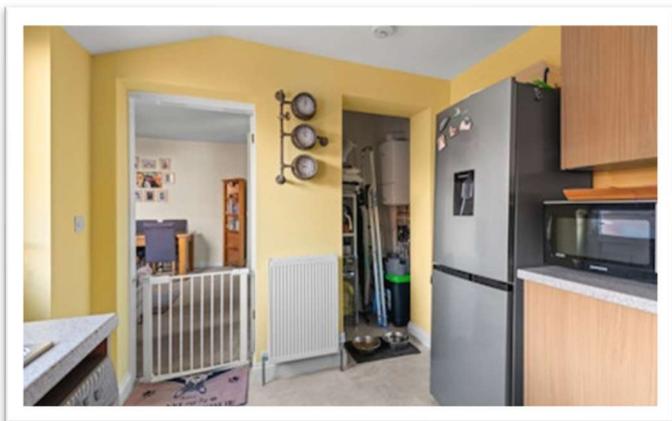
5.04m x 3.89m (16'6" x 12'10")

(max) Having windows to side & rear elevations and radiator.

#### KITCHEN

3.25m x 2.66m (10'8" x 8'8")

Having window & part glazed door to side elevation, radiator, vinyl flooring and walk-in pantry off with wall mounted gas fired boiler providing for both domestic hot water & heating. 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, space & plumbing for automatic washing machine under. Work surface return with space for gas cooker, cupboards under, cupboards & stainless steel extractor over. Further work surface return with cupboards & drawers under, cupboards over.



### FIRST FLOOR LANDING

Having window to side elevation.

### BEDROOM ONE

4.86m x 2.95m (15'11" x 9'8")

Having window to front elevation and radiator.

### BEDROOM TWO

3.84m x 2.32m (12'7" x 7'7")

Having window to rear elevation and radiator.

### BEDROOM THREE

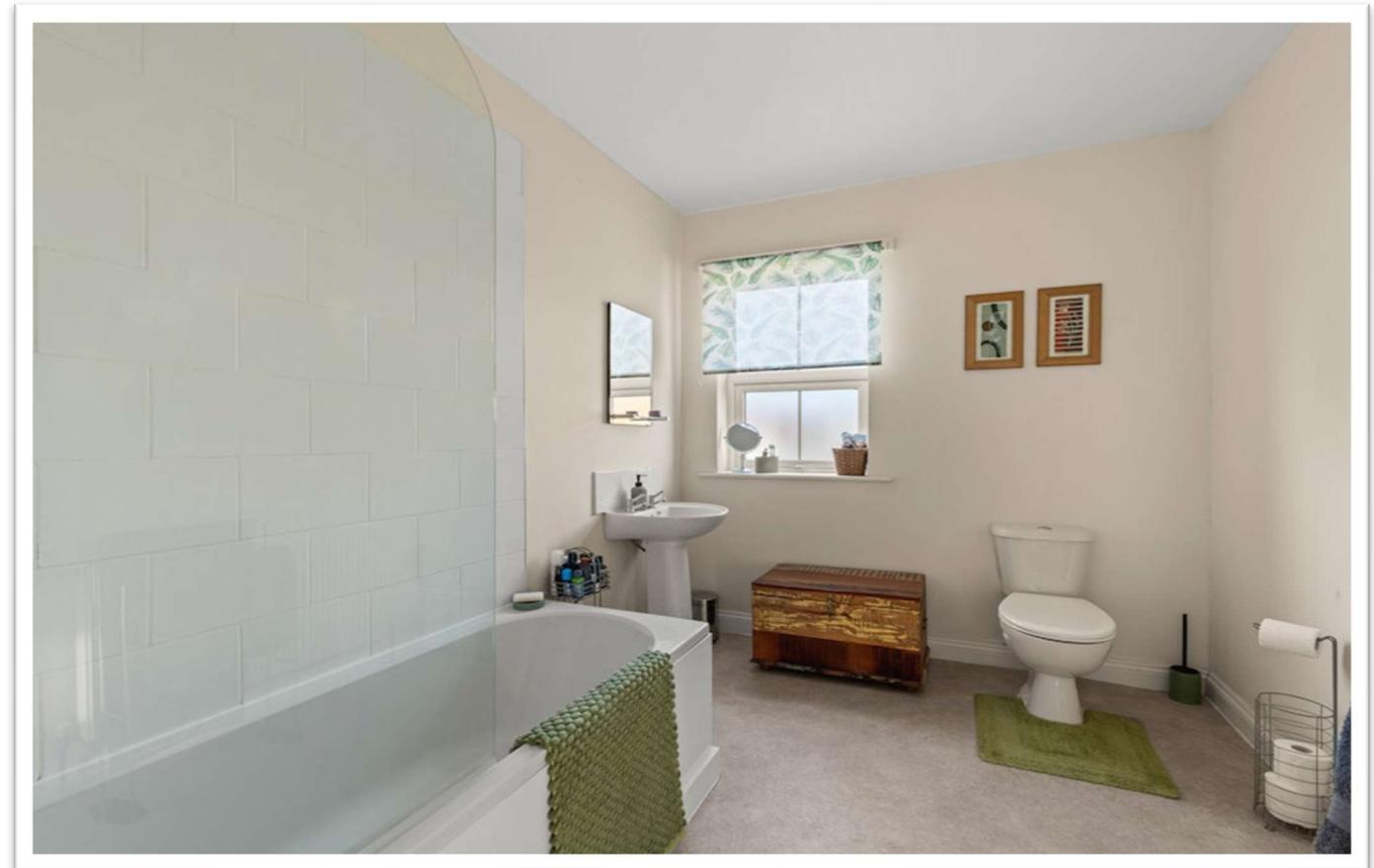
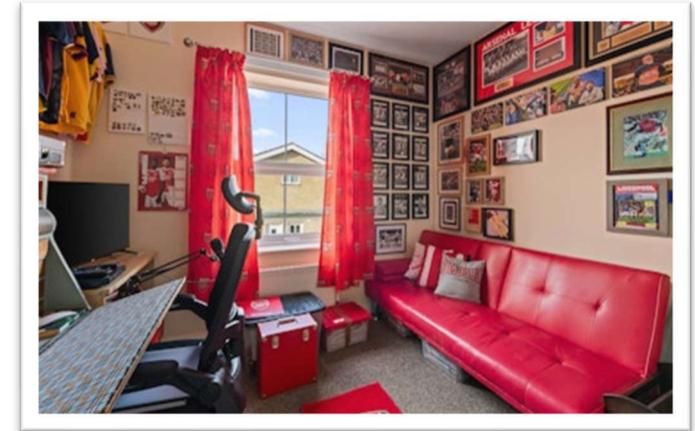
2.95m x 2.72m (9'8" x 8'11")

(max) Having window to front elevation and radiator.

### BATHROOM

3.02m x 2.31m (9'11" x 7'7")

Having window to rear elevation, radiator, vinyl flooring, tiled splashbacks, panelled bath with shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.



## EXTERIOR

To the front of the property there is a small gravelled garden enclosed by a low brick wall with a footpath leading to the front entrance door.

## REAR GARDEN

Being enclosed with a rear access gate. Having a paved courtyard area, artificial grass area and further paved patio to the far rear. There are also three brick-built outbuildings with the one closest to the house having power.

## 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.

The windows and front door were replaced in 2022. There is a Fensa certificate and the property was rewired in 2016.

## AGENT'S NOTES

We are advised that the property did suffer from a subsidence issue in 2011. The drains were heavily blocked and leaking which saturated the ground on the external wall and caused it to sink. The drains were all sorted and an additional French drain was put in and there hasn't been any movement since. Vendor has a full document folder all about it with all the reports that were done. They don't have to pay an increased house insurance as it was a long time ago now and its been monitored since with no further movement.

## VIEWING

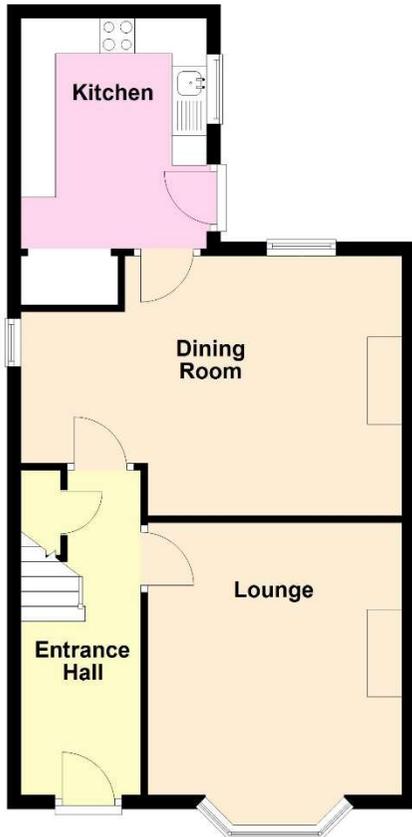
By appointment with Newton Fallowell - telephone 01790 755222.



# Floorplan

## Ground Floor

Approx. 52.4 sq. metres (564.4 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.0 sq. feet)



Total area: approx. 94.9 sq. metres (1021.4 sq. feet)

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