

NEWTON FALLOWELL

18 Pooles Lane, Spilsby – PE23 5EU

£125,000

18 Pooles Lane

Spilsby

An attractive mid-terrace home, thoughtfully updated by the current owners and conveniently located within walking distance of Spilsby town centre. The property offers a welcoming lounge with fireplace, re-fitted kitchen, rear porch and a modern re-fitted shower room, together with two first-floor bedrooms. Outside, block-paved off-road parking to the front complements an enclosed rear garden with lawn, patio and useful block-built store. Benefits include gas central heating and double glazing.

Council Tax band: A

Tenure: Freehold

NEWTON FALLOWELL









ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

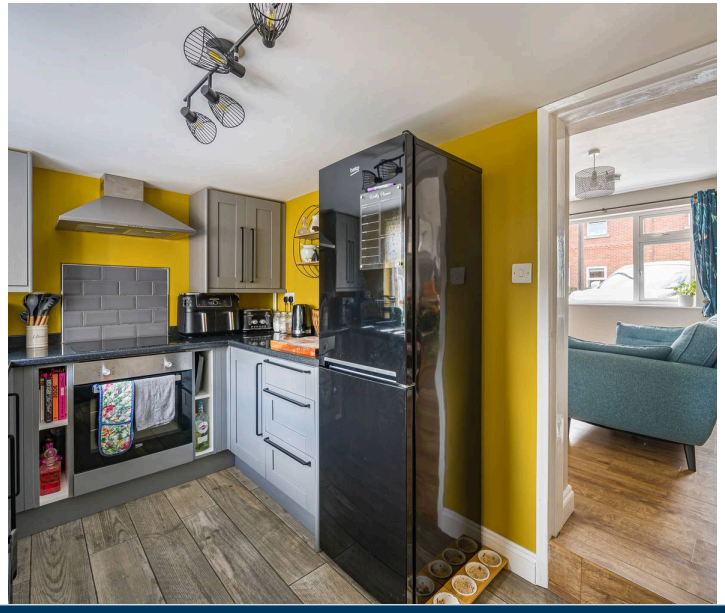
13' 8" x 12' 0" (4.17m x 3.66m)

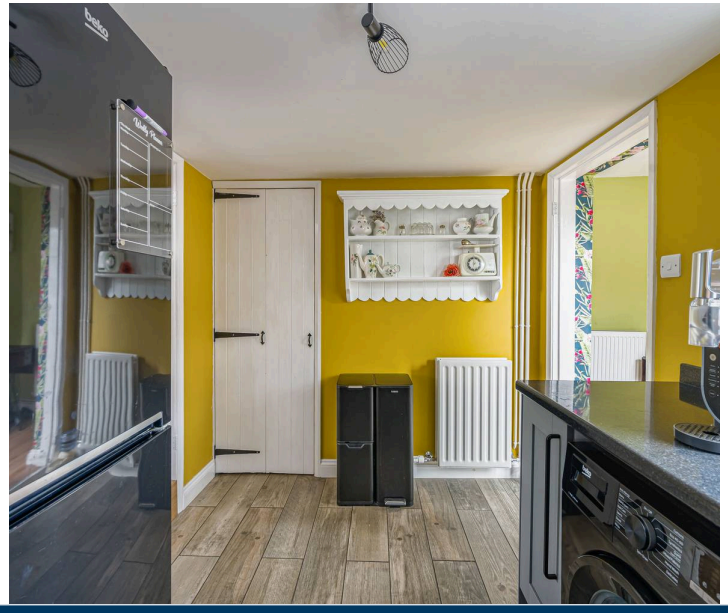
Having window to front elevation, radiator, wood effect flooring and feature fireplace with marble back & hearth, inset gas fire and wooden surround.

NEWTON FALLOWELL

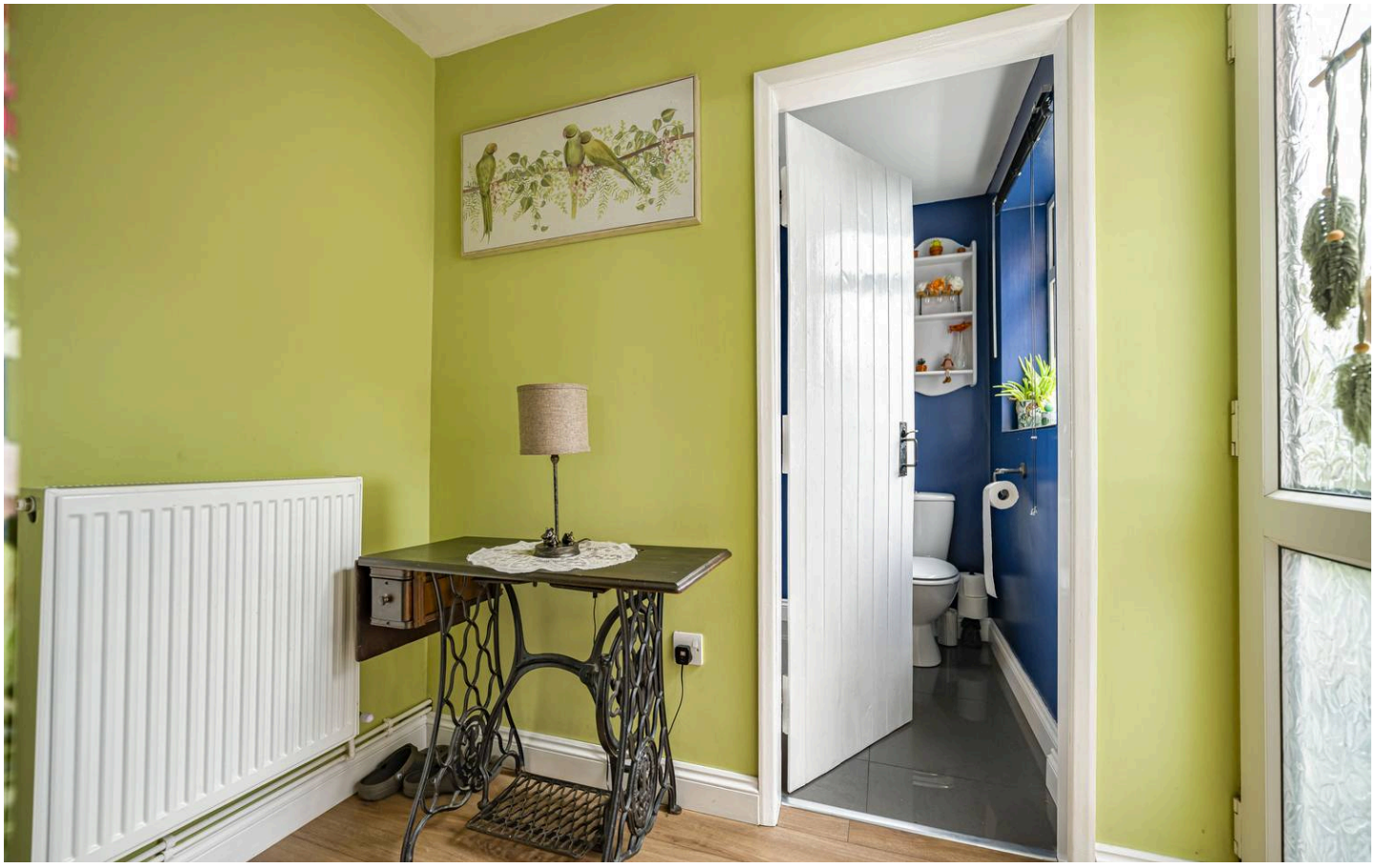
KITCHEN
12' 0" x 7' 5" (3.66m x 2.26m)
Having window to rear elevation, radiator, wood effect flooring and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven & shelving under, cupboards & stainless steel extractor over. Further work surface return with cupboard & drawers under and space for upright fridge/freezer to side.

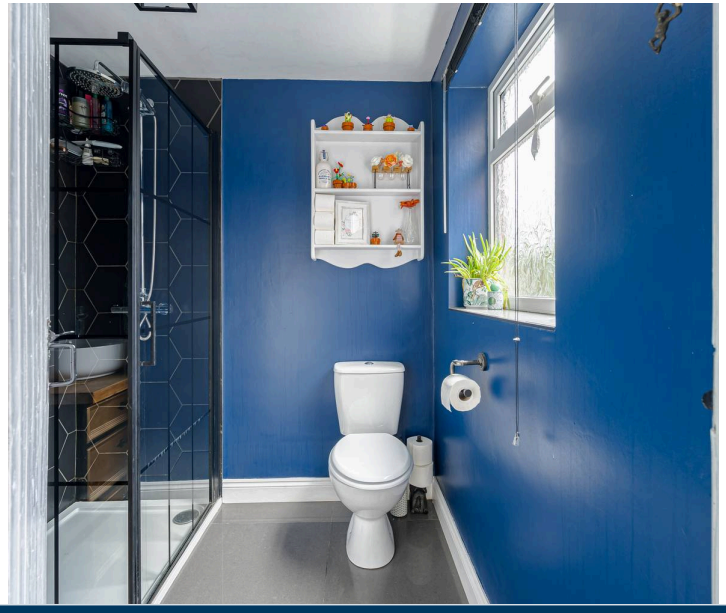


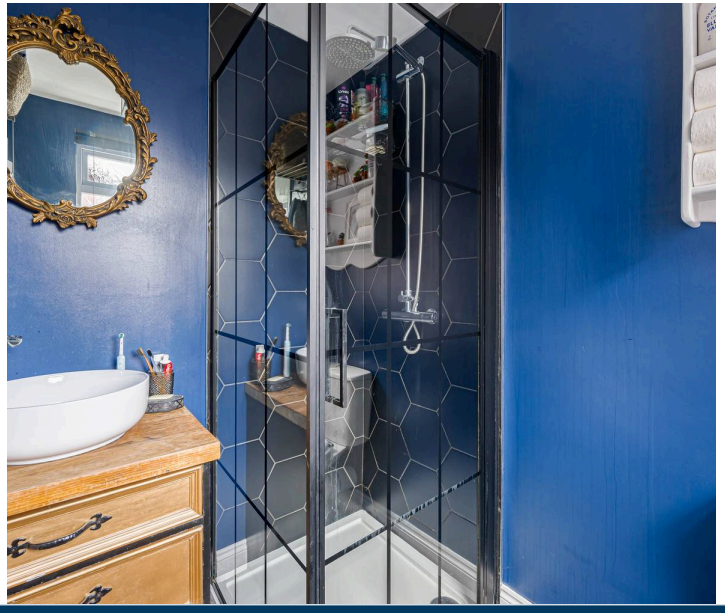




NEWTON FALLOWELL







REAR ENTRANCE PORCH

Having part glazed door to side elevation, radiator, wood effect flooring and staircase rising to first floor.

SHOWER ROOM

6' 5" x 5' 5" (1.96m x 1.65m)

Having window to side elevation, tiled floor, fully tiled shower enclosure with mixer shower fitting, close coupled WC and counter basin with mixer tap on cabinet with drawers.

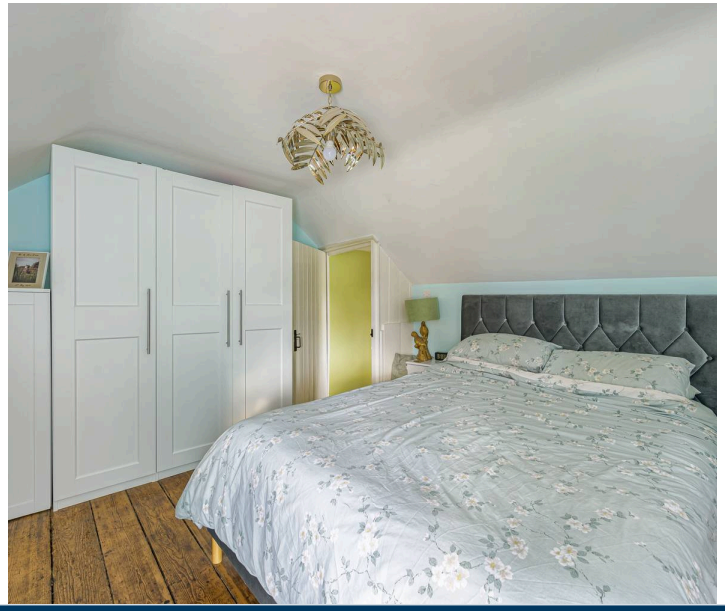
NEWTON FALLOWELL

FIRST FLOOR LANDING

BEDROOM ONE
13' 8" x 12' 1" (4.17m x 3.68m)
Having window to front elevation, radiator and wood effect flooring.

BEDROOM TWO
9' 8" x 7' 6" (2.95m x 2.29m)
Having window to rear elevation, radiator, wood effect flooring and gas fired boiler providing for both domestic hot water & heating.







NEWTON FALLOWELL







EXTERIOR

To the front of the property there is a block paved area which provides off-road parking.

REAR GARDEN

Being enclosed and laid to lawn with a block built store and a paved patio to the far rear of the garden.

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.

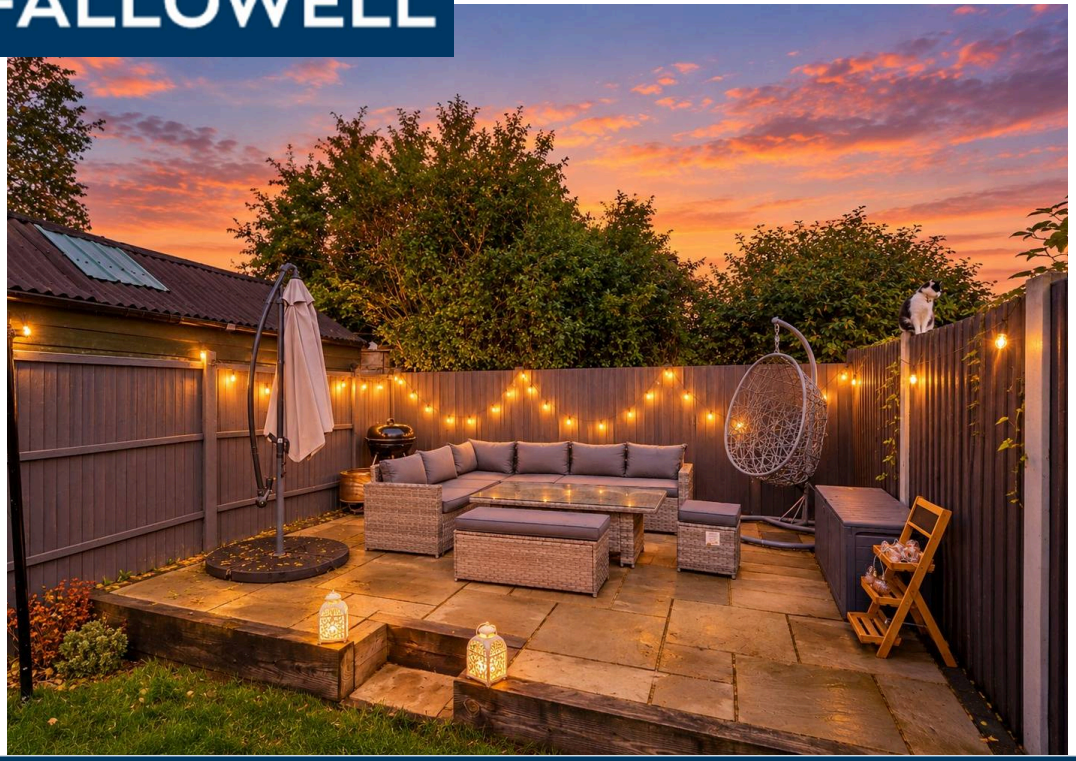
NEWTON FALLOWELL





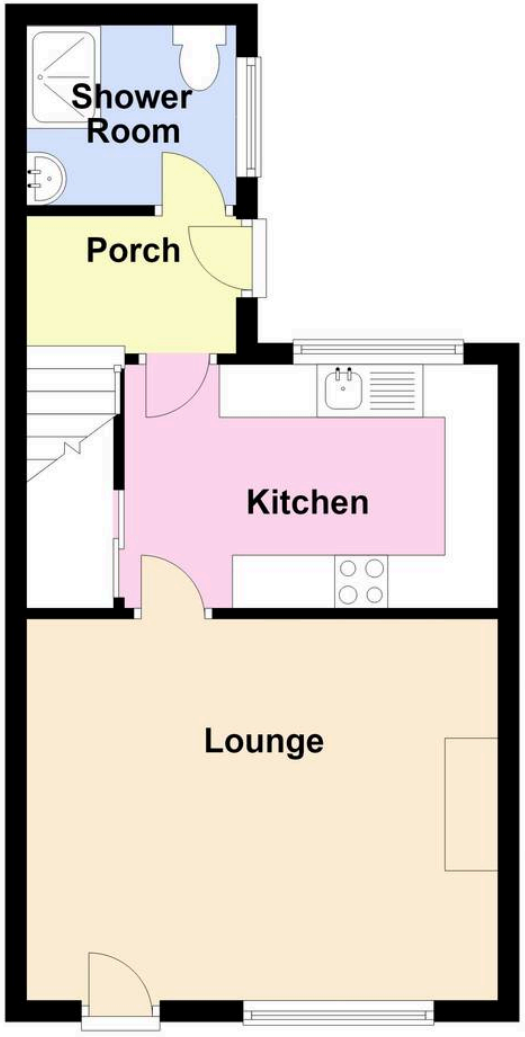
NEWTON FALLOWELL





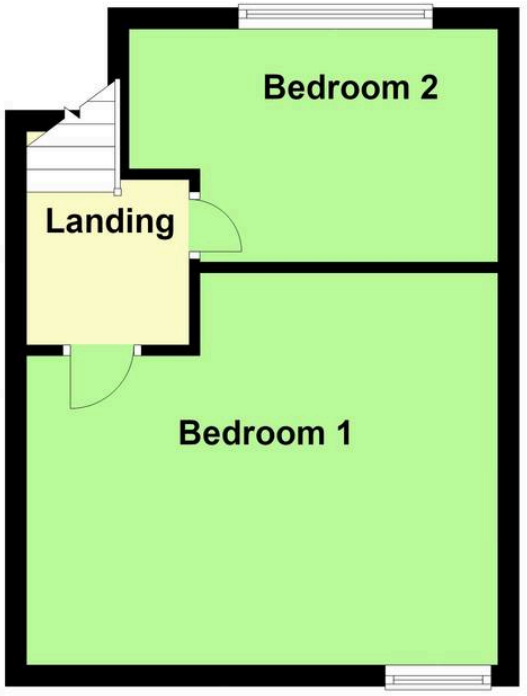
Ground Floor

Approx. 32.6 sq. metres (350.7 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.7 sq. feet)



Total area: approx. 58.3 sq. metres (627.5 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell, 42 High Street - PE23 5JH

01790755222 • spilsby@newtonfallowell.co.uk • www.newtonfallowell.co.uk/spilsby

Particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.