



9 Shamfields Road

Spilsby

Situated in a highly sought-after cul-de-sac and within easy walking distance of Spilsby Town Centre, this detached bungalow offers comfortable and well-maintained accommodation throughout. The property comprises an entrance hall, spacious lounge, bright conservatory, fitted dining kitchen, two bedrooms and a modern shower room. Outside, there is a driveway providing off-road parking, a garage and an enclosed rear garden, ideal for relaxing or entertaining. Further benefits include gas central heating and double glazing. Offered for sale with *no onward chain*, this is an excellent opportunity to acquire a bungalow in a location where demand remains exceptionally strong. Early viewing is highly recommended to avoid disappointment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





ACCOMMODATION

Having part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, access to roof space and wood effect flooring.

LOUNGE

17' 5" x 13' 4" (5.31m x 4.06m)

Having window to rear elevation, coved ceiling, radiator, wood effect flooring and fireplace with marble back & hearth, inset gas fire and wooden surround. Sliding doors to the:

CONSERVATORY

8' 10" x 6' 7" (2.69m x 2.01m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof and glazed door to rear garden.





DINING KITCHEN

11' 6" x 9' 4" (3.51m x 2.84m)

Having window to front elevation, glazed door to side elevation, coved ceiling, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, gas fired boiler providing for both domestic hot water & heating over. Work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, cupboards & extractor over.





BEDROOM ONE

13' 4" x 8' 4" (4.06m x 2.54m)

Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO

11' 6" x 8' 6" (3.50m x 2.59m)

Having window to front elevation, coved ceiling, radiator and built-in wardrobe.

SHOWER ROOM

Having window to front elevation, coved ceiling, radiator, vinyl flooring, shower enclosure with electric shower fitting, close coupled WC and wall mounted hand basin with mixer tap.





EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A driveway provides off-road parking and leads to the:

GARAGE

Of brick & tile construction with up-and-over door, light, power and part glazed service door to garden.

REAR GARDEN

Being enclosed and having paved & gravelled areas with a shaped lawn & borders.

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 C.



LIFETIME LEGAL

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NEWTON FALLOWELL



Total area: approx. 68.1 sq. metres (733.1 sq. feet)

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