



£190,000

11 Granary Close, Spilsby, Lincolnshire, PE23 5BP



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£190,000 Freehold

NEWTONFALLOWELL 

An end-terrace house off Partney Road in a quiet cul-de-sac location on the outskirts of town but with easy access to amenities. The property has been extended to the rear to create a spacious & stylish home.

The front entrance door leads to an entrance hall which has a tiled floor, a staircase rising to the first floor and a cloakroom off. The spacious lounge has bi-fold doors to the rear garden and a handy understairs storage cupboard. The dining kitchen has a window to the front and a tiled floor. The kitchen area is fitted with a range of grey high gloss base & wall units with integrated appliances which include an electric oven, dishwasher, automatic washing machine, fridge and microwave. To the dining area there is a feature wood panelled wall.

On the first floor there are three bedrooms and a bathroom. Bedroom one has a window to the rear and a fitted wardrobe with sliding mirror doors. Bedroom two has a window to the front whilst bedroom three overlooks the rear. The bathroom has a window to the front, inset ceiling spotlights and a tiled floor. The bathroom is fitted with a suite comprising of a panelled bath with a shower fitting & anti-splash screen over, a close coupled WC and a pedestal hand basin.

Outside the property overlooks a green area and a block paved footpath leads to the front entrance door. To the rear of the property there is an enclosed garden which is low maintenance with an artificial lawn. A gate to the rear of the garden leads to a parking space and there is a garage nearby.

The property benefits from gas central heating and double glazing. Properties like this are in high demand at the moment. Viewing is essential to fully appreciate the size and beautiful finish of this lovely property. Call 01507 499488 now before its too late!



ACCOMMODATION

The accommodation in brief comprises:

ENTRANCE HALL

CLOAKROOM

LOUNGE

15'2" x 13'3" (4.57m'0.61m x 4.04m)

DINING KITCHEN

16'1" x 7'11" (4.90m x 2.41m)

FIRST FLOOR LANDING

BEDROOM ONE

10'9" x 8'1" (3.28m x 2.46m)

BEDROOM TWO

10'3" x 8'2" (3.12m x 2.49m)

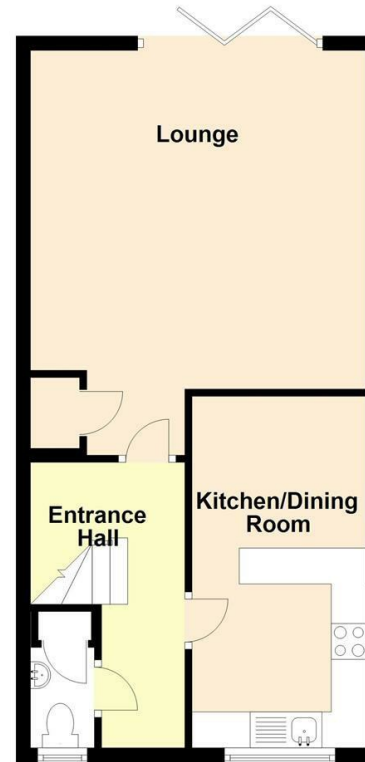
BEDROOM THREE

7'0" x 6'10" (2.13m x 2.08m)

BATHROOM

NEWTONFALLOWELL 

Ground Floor
Approx. 46.2 sq. metres (497.3 sq. feet)



First Floor
Approx. 35.0 sq. metres (376.4 sq. feet)



Total area: approx. 81.2 sq. metres (873.7 sq. feet)







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SERVICES

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

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

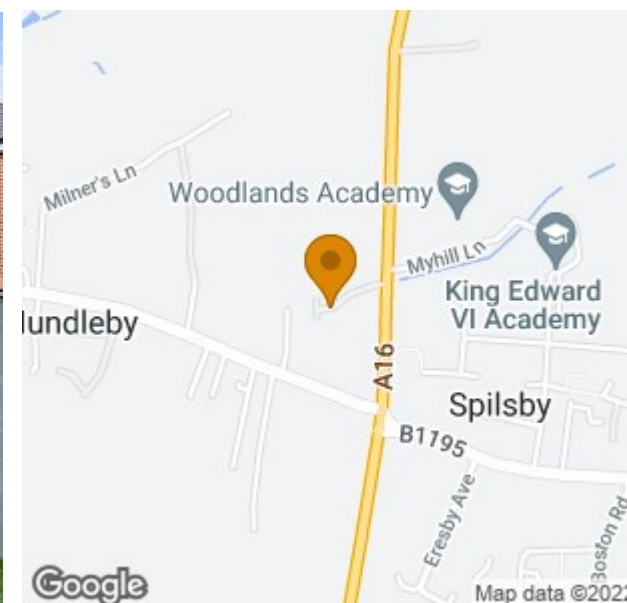
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Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01790 755222.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		


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