

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

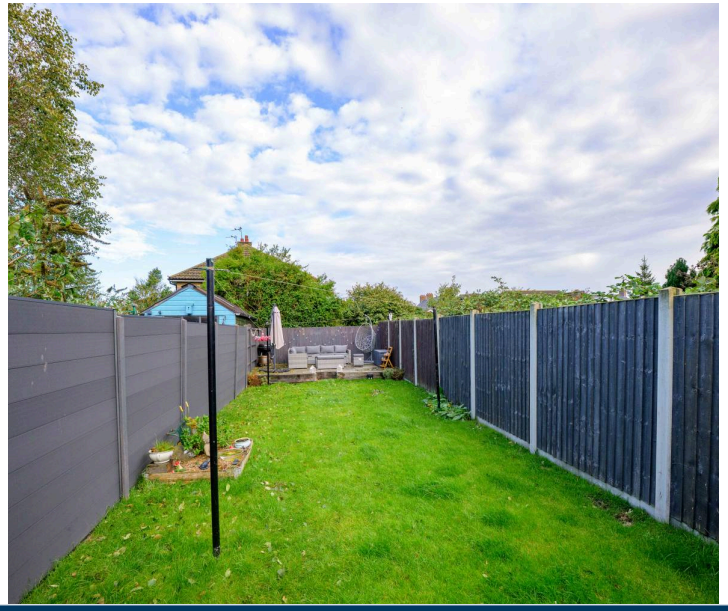
Tenure: Freehold

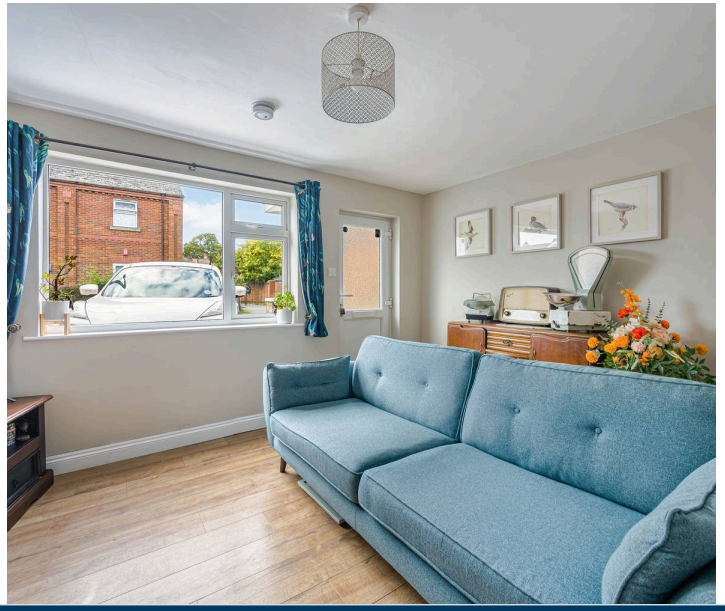
EPC Energy Efficiency Rating: D

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ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

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

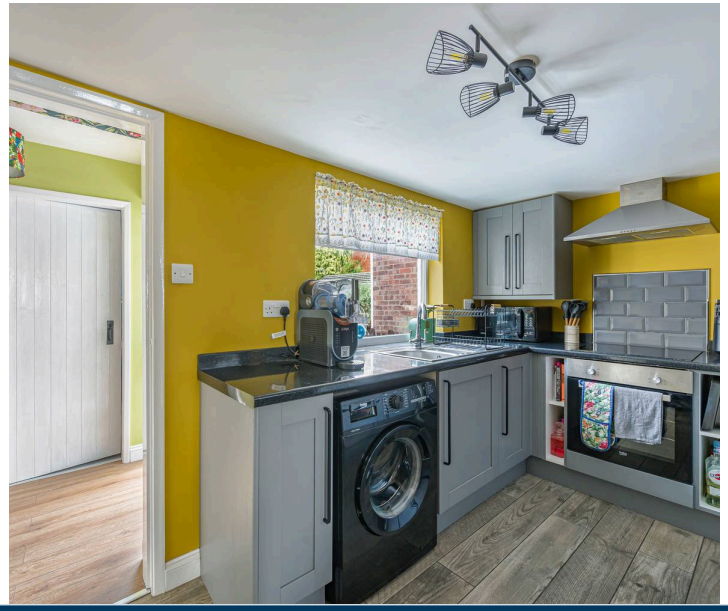
Having window to front elevation, radiator, wood effect flooring and feature fireplace with marble back & hearth, inset gas fire and wooden surround.

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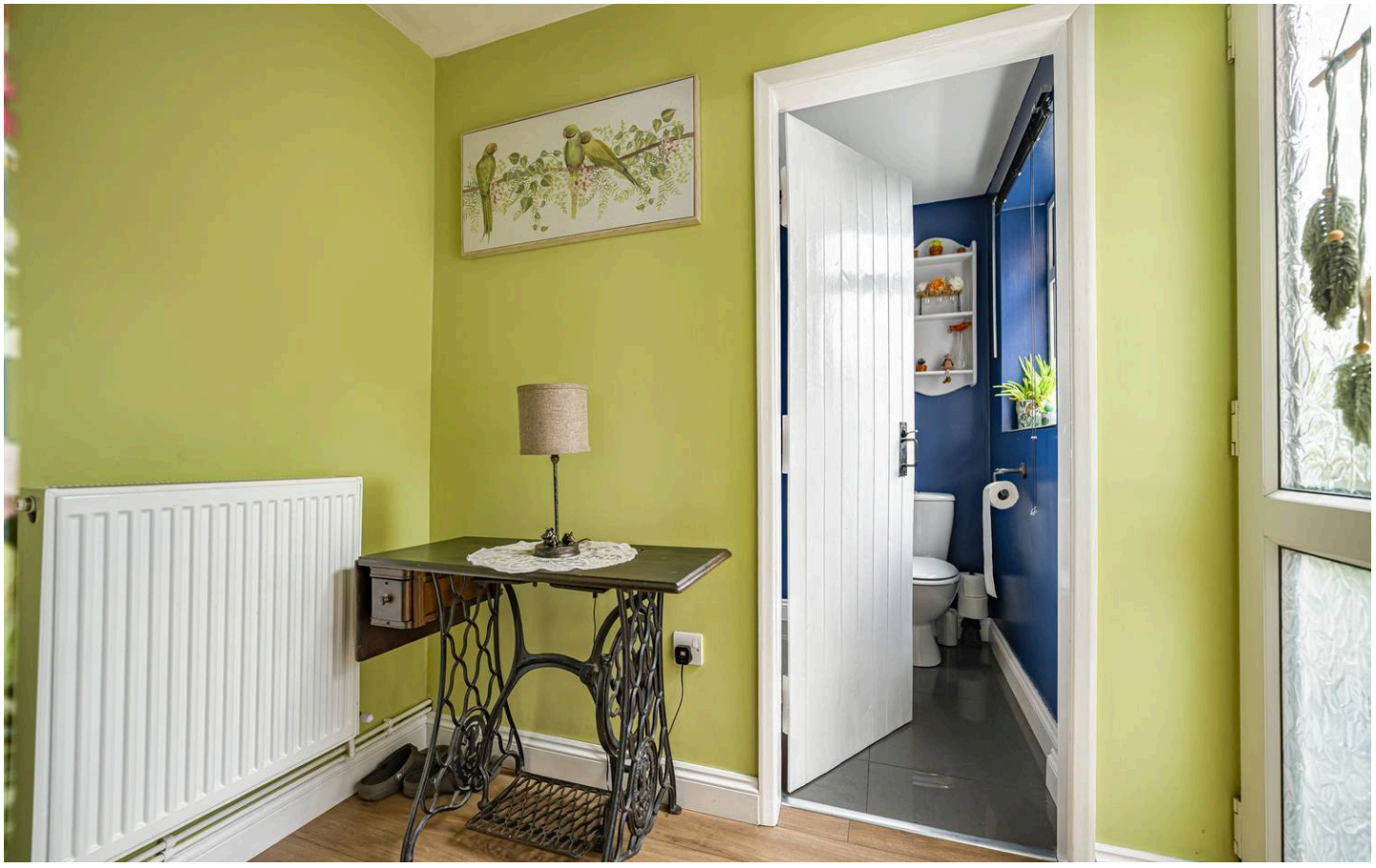
KITCHEN
12' 0" x 7' 5" (3.66m x 2.26m)
Having window to rear elevation, radiator, wood effect flooring and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, 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.

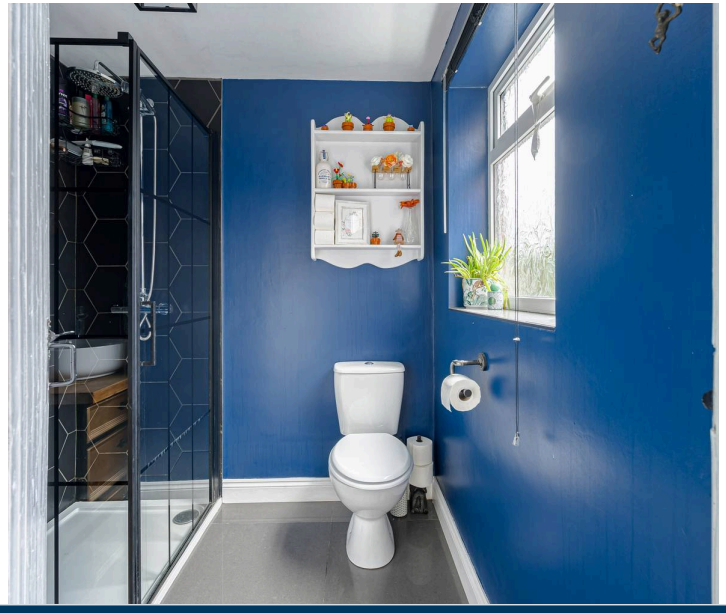


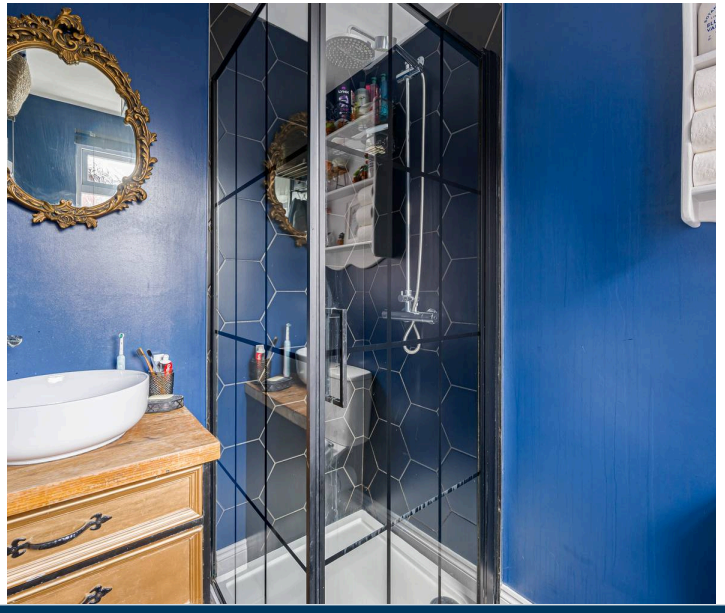




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REAR ENTRANCE PORCH

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.

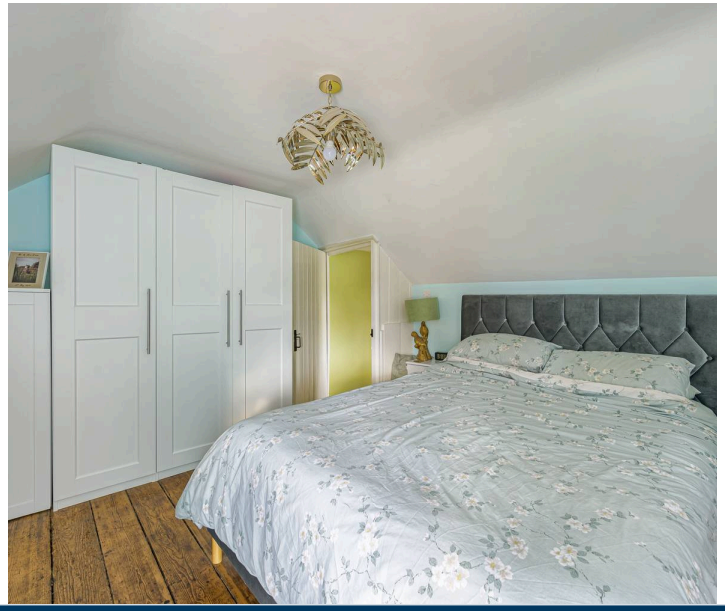
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FIRST FLOOR LANDING

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.







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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

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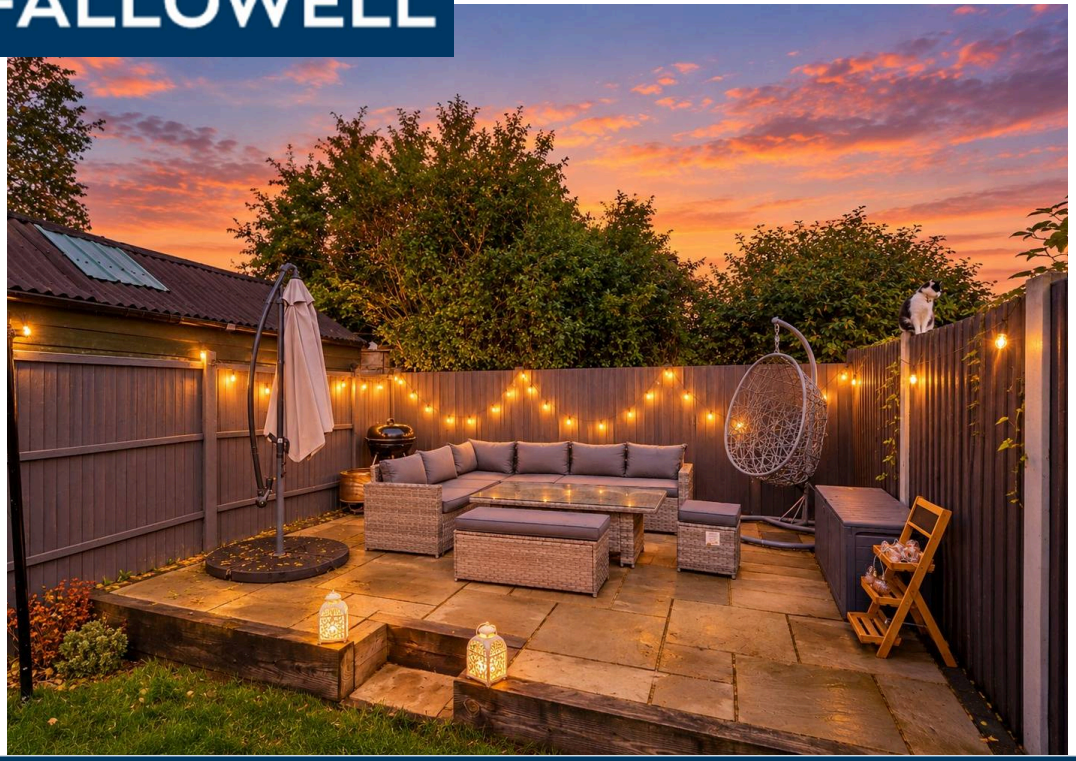
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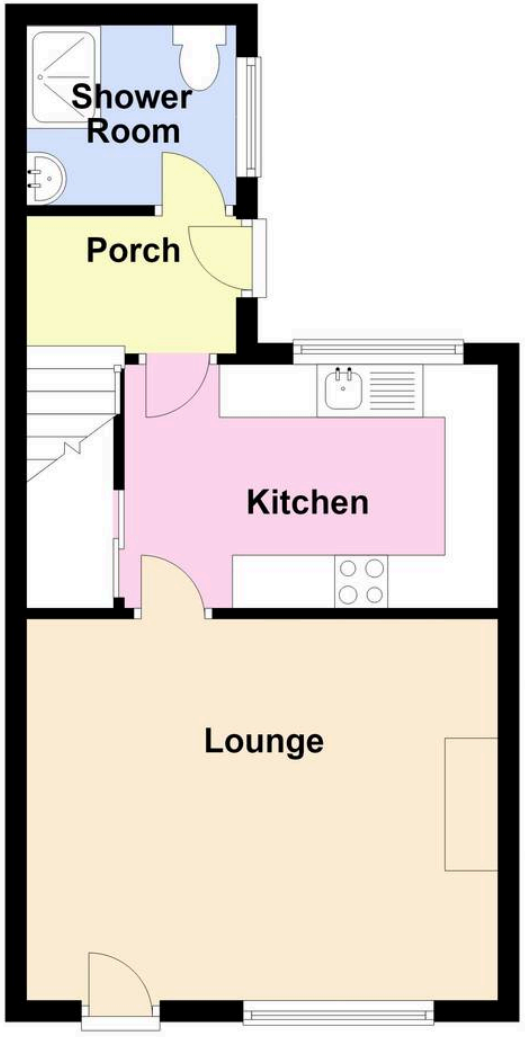
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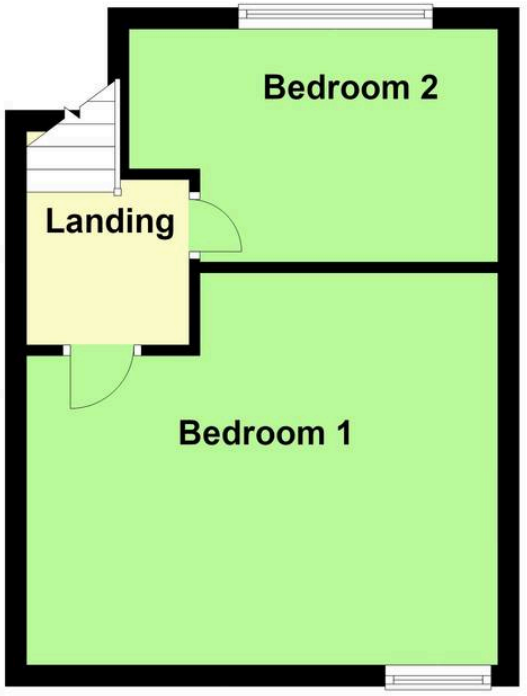
Ground Floor

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

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