

17 SPILSBY MEADOWS
SPILSBY
PE23 5GA



An attractive semi detached three bedroom town house with gas central heating and off street parking located in a popular residential area on the edge of the town and therefore convenient for the main amenities.

The accommodation includes reception hall, cloakroom, kitchen, sitting room, garden room, three bedrooms, one with ensuite shower room, family bathroom, off street parking, gas central heating, sheltered low maintenance garden.

Offers in the region of £124,750

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ACCOMMODATION

RECEPTION HALL

With understairs cupboard, central heating radiator and double glazed door.

CLOAKROOM

With low flush WC, pedestal wash basin, central heating radiator and double glazed window.

KITCHEN

11' 1" x 6' 2" (3.38m x 1.88m) With stainless steel single drainer sink unit with cupboard under, return laminate worktop with cupboards under, eye level cupboards, New World oven with separate hob and filter hood over, central heating radiator, wall mounted gas central heating boiler, double glazed window, ceramic tiled floor and plumbing for automatic washing machine and dishwasher.

SITTING ROOM

12' 1" x 13' 5" (3.68m x 4.09m) With central heating radiator and double glazed patio door leading to:

GARDEN ROOM

9' 1" x 8' 9" (2.77m x 2.66m) With double glazed window and french door.

STAIRS TO LANDING

BEDROOM ONE

8' 6" x 11' 4" (2.59m x 3.45m) With built in wardrobe, two central heating radiators and double glazed windows.

FAMILY BATHROOM

With panelled bath, pedestal wash basin, low flush WC, central heating radiator and extractor fan.

BEDROOM TWO

8' 0" x 6' 5" (2.44m x 1.95m) With central heating radiator and double glazed window.

STAIRS TO SECOND FLOOR

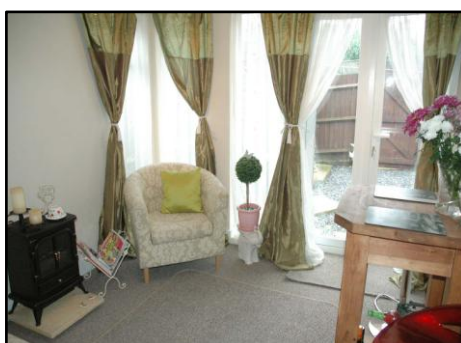
With central heating radiator.

BEDROOM THREE

13' 9" x 13' 5" (4.19m x 4.09m) With two central heating radiators, built in cupboard, airing cupboard and double glazed window.

ENSUITE SHOWER ROOM

With shower cubicle, pedestal wash basin, low flush WC, central heating radiator and extractor fan.



GENERAL

This attractive three bedroom town house has the benefit of dedicated off street parking. To the rear of the property is a sheltered low maintenance gravel garden. There is also a timber clad garden shed.

LOCATION

This house is located in a popular residential area on the edge of the town and is therefore convenient for the main amenities. Spilsby is an active market town and shopping centre which is located approximately 12 miles from the coastal resort of Skegness and approximately 15 miles from Boston with rail links to main east coast routes. To the north and west lie the Lincolnshire Wolds much of which are designated an Area of Outstanding Natural Beauty.

TENURE

The property is understood to be freehold.

SERVICES

Mains electricity, gas, water and drainage are understood to be connected.

VIEWING

By appointment only with the agents office Spilsby 01790 752 151.

Energy Performance Certificate

17, Spilsby Meadows
SPILSBY
PE23 5GA

Dwelling type: End-terrace house
Date of assessment: 29 July 2010
Date of certificate: 29 July 2010
Reference Number: 0447-2851-6231-9020-5661
Type of assessment: RdSAP, existing dwelling
Total floor area: 82 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

England & Wales

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	179 kWh/m ² per year	156 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	2.1 tonnes per year
Lighting	£84 per year	£52 per year
Heating	£324 per year	£326 per year
Hot water	£151 per year	£116 per year

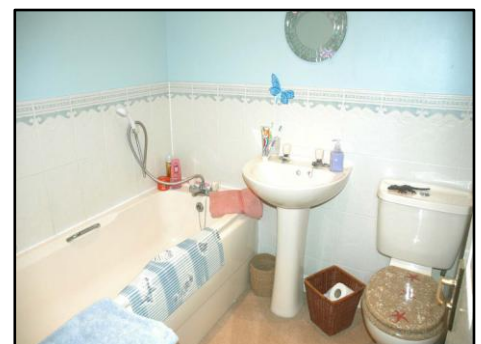
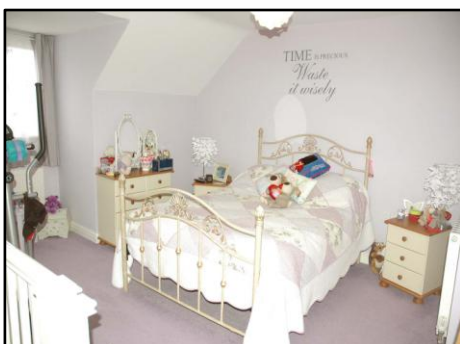
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Certification mark

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



INFORMATION & SERVICES

MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

THINKING OF SELLING?

If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.

MORTGAGES & FINANCE

If you require independent mortgage advice please contact our Independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.

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We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.

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