



32, Newtown, Spilsby

£195,000



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Willsons
— SINCE 1842 —

32, Newtown, Spilsby,
Lincolnshire, PE23 5LE

"AGENT'S COMMENTS"

This bungalow is situated on a no-through road and within walking distance of the local amenities in the popular town of Spilsby. Offering ample off-road parking, generously sized integral garage, private rear gardens with patio and dining kitchen. Benefitting from uPVC double glazing throughout, gas fired central heating and an owned solar installation. The property is brought to the market with no onward chain.

LOCATION

Spilsby is a market town situated in the Lincolnshire Wolds approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local Shops, Supermarkets, Doctors and Dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston Bus routes and holds a weekly Monday Market as well as a number of clubs for all ages.



Willsons
SINCE 1842

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<https://www.willsons-property.co.uk>

Front of Property

With driveway providing ample parking, external lighting, electric point with fuse box, wide access pedestrian gates to either side of the property and boundaries of fencing.

Kitchen

18'4" x 12'1" (5.6m x 3.7m)

With wall and base units, ceramic hob with extractor fan over, integrated oven and grill and dishwasher, space and plumbing for washing machine, tiled splashback, radiator, window to the front and vinyl flooring.

Living Room

15'5" x 12'1" (4.7m x 3.7m)

With radiator, French doors leading to the rear patio, window to the side of the property and concrete flooring.

Hallway

19'0" x 2'7" (5.8m x 0.8m)

With full height storage cupboard (0.8m x 0.6m) housing the immersion tank and fuse box, room thermostat, radiator, French door leading to the side of the property and concrete flooring.

Bedroom One

11'9" x 10'5" (3.6m x 3.2m)

With built in wardrobes (2.7m x 0.6m) and dressing table, radiator, window to the side of the property and concrete flooring.

Bedroom Two

8'10" x 8'10" (2.7m x 2.7m)

With radiator, window to the side of the property and concrete flooring.

Bedroom Three

8'10" x 9'2" (2.7m x 2.8m)

With radiator, window to the side of the property and concrete flooring.

Bathroom

8'10" x 7'6" (2.7m x 2.3m)

With WC and wash basin vanity unit, shower cubicle with direct feed shower, bath with side jets and shower handset, extractor fan, fully tiled walls, radiator, window to the side of the property and tiled flooring.

Integral Garage

18'4" x 11'9" (5.6m x 3.6m)

With up and over door, fuse box, power and lighting, shelving, wall units, loft hatch, Saunier Duval gas fired central heating boiler, window to the side, internal wooden door and concrete flooring.

Rear Garden

Set to lawns with area of concrete slabbed patio with borders mature shrubs and plants, wide concrete slab pathways to either side of the property and boundaries of hedging and fencing.

Additional Information

There is a solar installation which is understood to be owned.

Tenure and Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains gas, electricity, water and drainage are connected to the property.

Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating C. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 2445-3049-9204-4655-6204

Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.

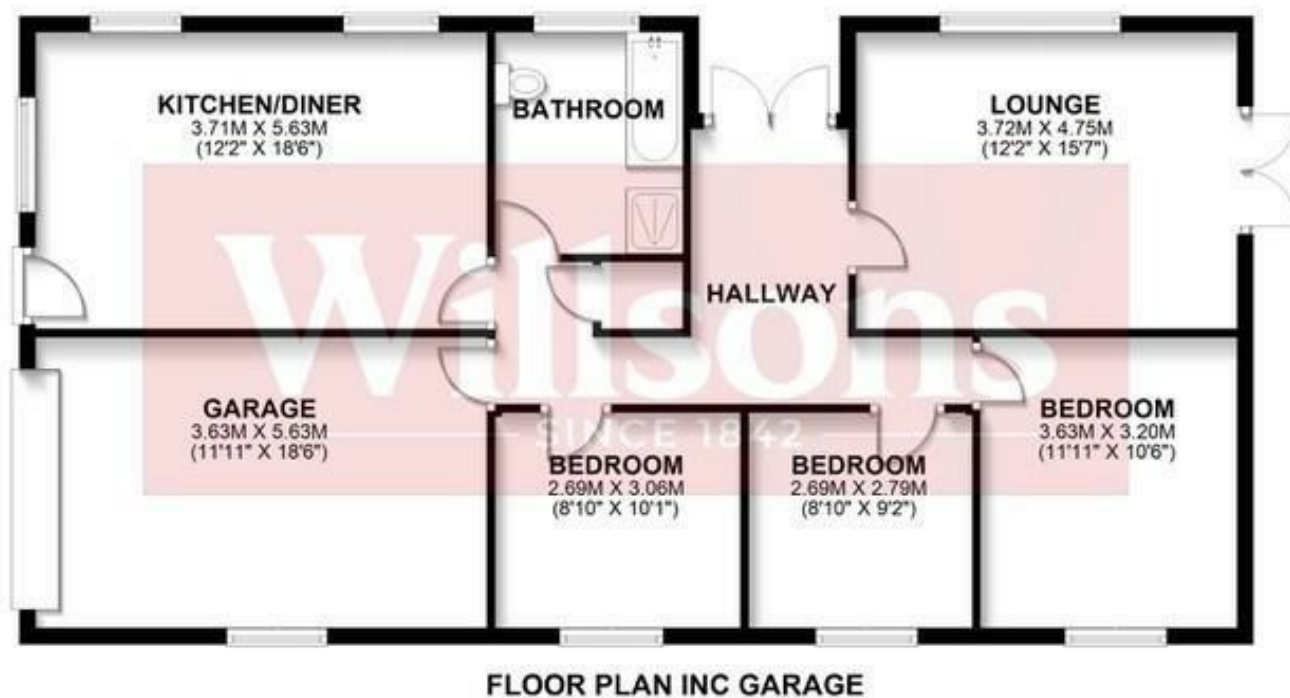
Directions

From the A16 Louth to Boston road, on reaching Spilsby, turn onto the B1195 towards Spilsby town centre. Proceed through the town then turn right into the road named Newtown. The property can be found on the right-hand side at the end of the road.

What3words:///workouts.montage.barrel



32 Newtown
Spilsby
PE23 5LE



FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

