



15 Spring Hill, Reepham

Asking Price £185,000



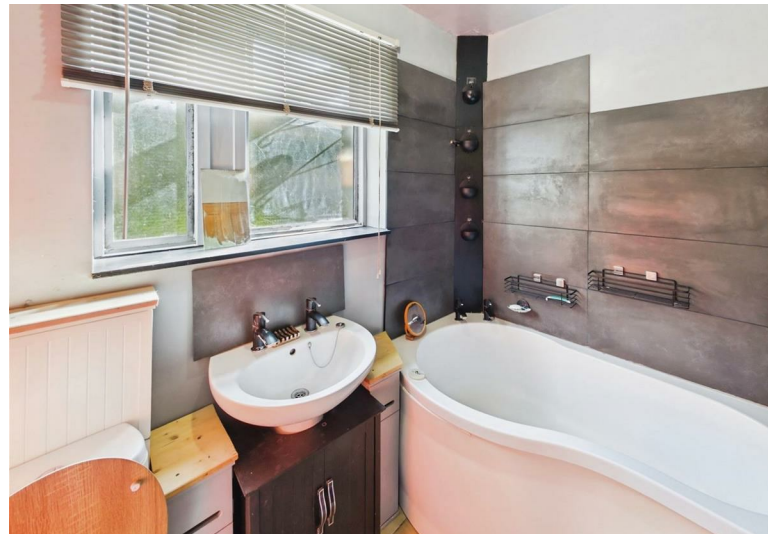

MARTIN&CO

Spring Hill

House - Semi-Detached
3 Bedrooms, 1 Bathroom

£185,000

- No Onward Chain
- Fantastic Renovation/ Modernisation Project
- Great for First Time or Investor Buyers
- Sought after Village location of Reepham near Cherry Willingham
- Driveway for Two Vehicles
- Tenure - Freehold
- Council Tax Band - A
- EPC - D



Description
No Onward Chain

Situated on Spring Hill in the popular Lincolnshire village of Reepham, this three bedroom semi-detached property offers an excellent opportunity for buyers looking to modernise and create a home to their own taste.

The property is approached via a porch entrance leading into the accommodation. The ground floor comprises a lounge with attractive bay window, providing a bright and welcoming reception space, a kitchen, and a family bathroom.

To the first floor are two well-proportioned double bedrooms and a further single bedroom, offering versatile accommodation for families, guests or those requiring a home office.

Externally, the property benefits from a long rear garden, offering considerable potential for landscaping, entertaining and family use. To the front is a gravel driveway providing off-road parking for four vehicles.



The property requires modernisation throughout, but offers an exciting opportunity for a purchaser to update and improve the accommodation to their own specification. With its generous garden, useful parking and three-bedroom layout, this could make an ideal family home or investment opportunity.

Tenure - Freehold
Council Tax Band - A
EPC - D

Lounge
13'5" x 15'7"
Front facing with bay window, laminate flooring, radiator, log burner and window

Kitchen
11'3" x 9'1"
Laminate flooring with wall mounted units, gas hob, extractor fan, oven and boiler.

Bathroom
4'11" x 7'5"
Downstairs toilet with tiled flooring, bath, sink and toilet.



Porch
11'1" x 5'11"
Main entrance to the property, tiled flooring, windows to both side and front.

Bedroom 1
8'3" x 17'1"
Rear facing with laminate flooring, radiator and window.

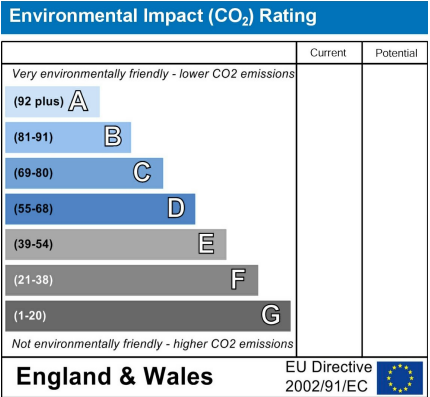
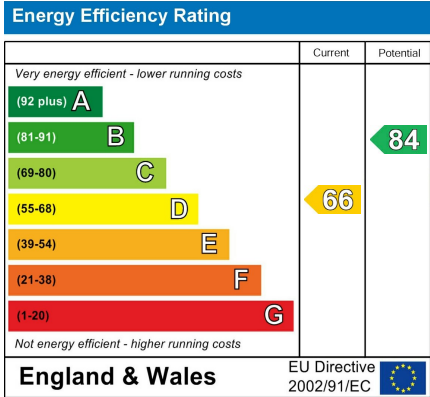
Bedroom 2
11'3" x 8'10"
Front facing with laminate flooring, designated area for wardrobe, radiator and two windows.

Bedroom 3
8'2" x 7'8"
Front facing with laminate flooring, radiator, window and built in cupboard and wardrobe.

Garden
Long extended grass garden with bricked shed and patio area.

Fixtures and Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working

order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.