



17 Granary Close
Spilsby. PE23 5BP

BELL



17 Granary Close Spilsby

17 Granary Close is a well-presented, three-bedroom property, located to a no-through road position towards the Northern end of the market town of Spilsby. With convenient access to the A16 and the services and amenities the town has to offer, this modern property will suit a range of potential purchasers.

Accommodation comprises a large, open lounge, dining and kitchen space; cloakroom and hallway to the ground floor with bedrooms including master with en suite and a family bathroom to the first floor. The property benefits from dedicated, off-road parking spaces and a south-facing garden.

ACCOMMODATION

Hallway with composite double glazed obscure front entrance door, tile effect flooring, carpeted spindle and balustrade staircase to first floor, radiator, ceiling light and power points. Doors to cloakroom and to:

Living / Dining Room having uPVC double glazed French doors and window to rear aspect; carpeted floor, radiators, TV point, ceiling light and power points. Open to:

Kitchen having uPVC double glazed window to front aspect; modern units to base and wall levels, sink and drainer to roll edge worktop with space and connections for under counter appliance, AEG oven and hob beneath extractor. Tiled floor, ceiling light and power points.

Cloakroom comprising low level WC, pedestal wash hand basin, radiator, tile effect flooring and ceiling light. First Floor





Gallery Landing with carpeted floor, radiator, loft access hatch, ceiling light and power points. Door to storage space, and doors to accommodation including:

Bedroom 3 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Master Bedroom having uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points. Door to:

En- suite Shower Room having shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tile effect flooring, heated towel rail and ceiling light.

Bedroom 2 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bathroom having uPVC double glazed obscure window to front aspect; panel bath with tiled surround, pedestal wash hand basin and low level WC. Tile effect flooring, heated towel rail and ceiling light.

OUTSIDE

The property is set with slate chipped beds and a brick paved path leading to the front door.

The south facing garden is set with attractive, mature flowerbeds, alongside paved patio seating with a path leading down to the timber framed **Potting Shed** (available via separate negotiation).

There are two dedicated parking spaces, accessed via a path that runs across the back of the neighbouring property and to a gate into the garden of no. 17.





East Lindsey District Council – Tax band: TBC

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

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