



Raleigh Court, SPILSBY PE23 5JN

welcome to

Raleigh Court, SPILSBY

Well-presented 3 bed semi-detached home situated in the market town of Spilsby, offering a lounge, dining room, recently refitted kitchen, conservatory, downstairs WC and family bathroom. Externally benefiting from a front driveway, detached garage and a fully enclosed rear garden.

Entrance Hall

Welcoming entrance hall providing access to the principal ground floor accommodation, with staircase rising to the first floor.

Downstairs Wc

Fitted with a low-level WC and wash hand basin with tiled splashback. Obscure glazed window providing natural light and ventilation.

Lounge

12' x 12' (3.66m x 3.66m)

A bright and spacious reception room featuring a large front-facing picture window allowing plenty of natural light to flood the room. Offering ample space for a range of lounge furniture, radiator and fitted carpet along with a useful understairs storage cupboard.

Dining Room

10' x 7' (3.05m x 2.13m)

A generous dining room with plenty of space for a family dining table, ideal for entertaining. Open access through to the kitchen creates a sociable living space, with radiator and rear aspect.

Kitchen

10' x 7' (3.05m x 2.13m)

Recently refitted with a stylish range of contemporary wall and base units complemented by wood-effect work surfaces and tiled splashbacks. Incorporating integrated oven, hob, washine machine & dishwasher. Rear-facing window overlooking the garden, radiator and ample worktop and storage space make this an excellent family kitchen.

Conservatory

9' x 9' (2.74m x 2.74m)

With windows to three aspects providing ample natural lighting and additional rear garden access.

Landing

Spacious landing with airing cupboard housing the hot water tank, loft access and doors leading to all first floor accommodation.

Bedroom One

12' x 9' (3.66m x 2.74m)

A spacious double bedroom overlooking the front of the property with built-in wardrobe providing excellent storage. Radiator and ample room for additional bedroom furniture.

Bedroom Two

9' x 7' (2.74m x 2.13m)

Another generous double bedroom enjoying views over the rear garden. Well-proportioned with space for wardrobes and additional furnishings, radiator.

Bedroom Three

7' x 6' (2.13m x 1.83m)

A comfortable single bedroom overlooking the rear of the property. Ideal as a child's bedroom, nursery, dressing room or home office.

Family Bathroom

Fitted with a modern white three-piece suite comprising of shower, pedestal wash hand basin and low-level WC. Part tiled walls, radiator and opaque glazed rear-facing window.

Front External

The property is approached via a driveway providing off-road parking and leading to the detached garage. The front garden is laid to lawn with established borders.





Rear External

A fully enclosed rear garden offering an excellent outdoor space for families and entertaining. Featuring a paved patio seating area, lawn and planted borders with mature shrubs. An additional enclosed courtyard provides a further seating area and shed (12ft x 10ft) with potential for a workshop or hobby space.

Garage

14' x 9' (4.27m x 2.74m)

Detached garage with up-and-over door, power and lighting, accessed via the driveway and providing excellent storage or secure parking.



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Raleigh Court, SPILSBY

- Three bedroom semi-detached house
- Lounge and separate dining room
- Recently refitted kitchen
- Conservatory
- Downstairs WC

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£185,000

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Property Ref:
SKG110426 - 0004

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