



7A Reynard Street
Spilsby, Lincolnshire. PE23 5JB





7A Reynard Street, Spilsby

7A Reynard Street is a three-bedroom semi-detached property, set back from the road with gravelled approach and parking. Enjoying a large living/dining room with bay window looking across the lawned garden bristling with shrubs and bushes, the property benefits from kitchen to the rear; three bedrooms plus bathroom and w/c to the first floor.

There is a single garage and patio space to the rear.

ACCOMMODATION

Hallway having uPVC obscure double glazed door with matching side panel, carpeted staircase to first floor, built in under stairs storage space, wood style laminate flooring, radiator, ceiling light, telephone point and power points. Doors to kitchen and to:

Living / Dining Room having uPVC double glazed bay window to side and window to rear aspect; ceiling beams, fireplace with gas fire, radiator, TV point, wall lights and power points.

Kitchen having uPVC double glazed window to rear and obscure door to side aspect; a good range of storage units to base and wall levels, aluminium sink and drainer inset to roll edge worktop, vinyl flooring, radiator and power points.

First Floor

Landing with uPVC double glazed windows to front aspect; built in storage spaces, carpeted floor, ceiling light and power points. Door to first floor accommodation.





Bathroom having uPVC obscure double glazed window to rear aspect; panel bath with tiled surround, electric shower over. Pedestal wash hand basin. Wood style laminate flooring, radiator, ceiling light and extractor fan.

Cloakroom having uPVC obscure double glazed window to rear, light to ceiling, low level WC, radiator and wood style laminate flooring.

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

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

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

OUTSIDE

Set back from the road, approached via a gravel driveway to front parking and driveway space, leading to the **Single Garage** with up and over door, light and power.

A personnel gate leads to the side garden, laid to lawn with mature shrubs and bushes. The rear patio space provides outdoor seating or storage area.

East Lindsey District Council – Tax band: B

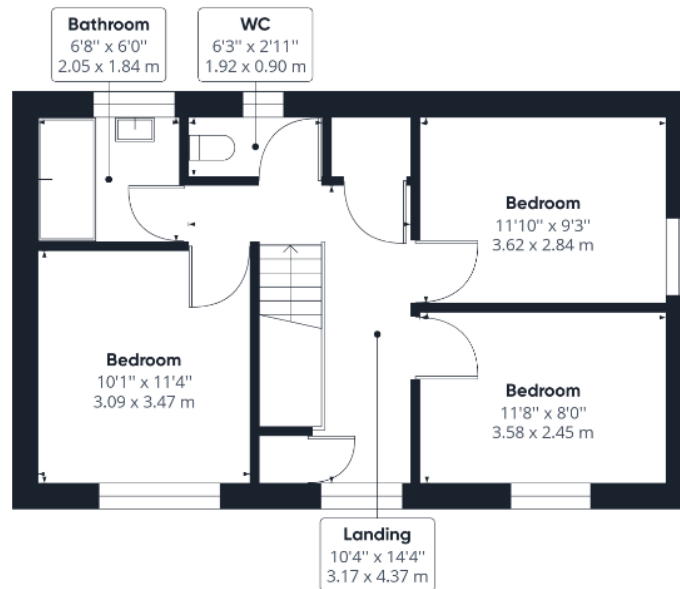
ENERGY PERFORMANCE RATING: E

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, Old Bank Chambers, Horncastle, LN9 5HY
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