



23, Foxglove Close,

£850 Per Month



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Willsons
SINCE 1842

23, Foxglove Close,
, Spilsby,
Lincolnshire, PE23 5NJ

"AGENT'S COMMENTS"

This well presented two bedroom semi detached property consists of a lounge, modern kitchen with integrated appliances, two bedrooms, bathroom and rear garden. The property benefits from private off road parking, uPVC double glazing and gas central heating throughout.

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 port town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local shops including bakers, greengrocers & newsagents, supermarkets, doctor's surgery, dentists and a range of pubs and restaurants. It is on the Skegness to Lincoln and Mablethorpe to Boston bus routes and holds a weekly market on a Monday. There are a number of club and societies for all ages



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

How to Apply

If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

Viewing

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

Holding Deposit

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent totalling £196.15 must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Deposit

This property requires a deposit of 5 weeks' rent - totalling £980.76

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Accommodation

A well presented two bedroom semi detached property close to local amenities in the peaceful market town of Spilsby, Lincolnshire.

Living Room

15'9" x 12'7" max (4.81m x 3.84m max)

With open staircase and sliding double glazed patio door providing access to the conservatory, television and telephone points, radiators, thermostat, light fixtures, sockets and switches with USB ports.

Kitchen

8'7" x 6'9" (2.62m x 2.06m)

U-shaped kitchen with a range of wall and base units, stainless steel sink and drainer with mixer tap, gas hob with overhead extractor fan. Integrated grill and separate oven, Integrated fridge, freezer and dishwasher. Space and plumbing for washing machine, part-USB sockets, lights, sockets and switches

Conservatory

12'2" x 9'11" (3.72m x 3.04m)

With dwarf walls, two single uPVC double glazed doors opening onto the rear garden, fully glazed roof, satellite point, sockets and switches.

First Floor Landing

With loft hatch and storage cupboard (0.65m x 0.61m) containing gas central heating combination boiler

Bedroom One

11'6" x 9'2" (3.53m x 2.81m)

uPVC double glazed window, radiator, built-in storage cupboard with rail and shelving, telephone connection point, sockets and switches

Bedroom Two

6'6" x 11'6" (1.99m x 3.53m)

uPVC double glazed window, curtain and rail, fitted blind, radiator, sockets and switches.

Bathroom

5'8" x 6'0" (1.74m x 1.85m)

uPVC double glazed window, combination vanity unit with semi-inset wash basin, mixer tap and toilet with enclosed cistern, shower cubicle and direct feed shower with glass shower screen, electric heated towel rail, extractor fan, partly-tiled walls, mirror with lighting.

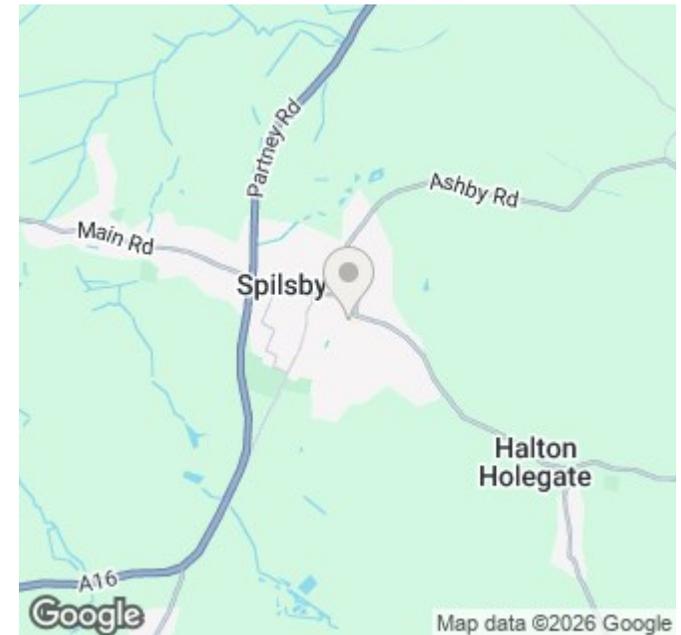
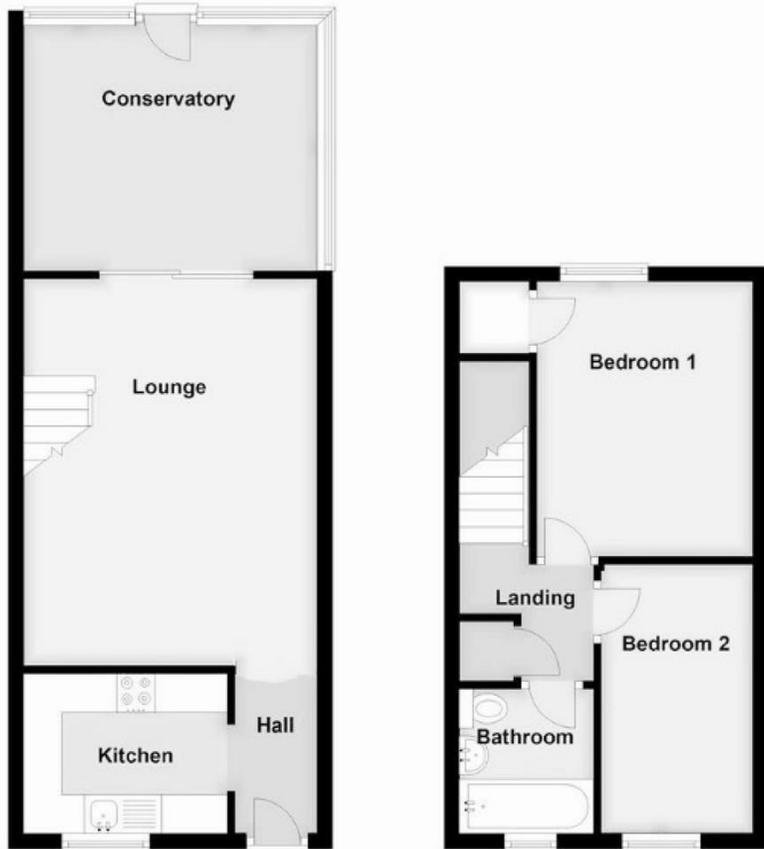
Rear Garden

A landscaped garden set to several levels, borders of shrubs and bushes, slabbed pathways and areas of decking, shed with concrete base, power and lighting, greenhouse and boundaries of fencing and hedging.

Services

Gas central heating throughout, mains electric and water.





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.

