



21, Shamfields Road, Spilsby

£750 Per Month



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**Willsons**  
SINCE 1842



21, Shamfields Road,  
, Spilsby,  
Lincolnshire, PE23 5NN

### "AGENT'S COMMENTS"

*Newly refurbished two bedroom semi-detached house with private off road parking for multiple vehicles situated within walking distance of the local amenities in the popular town of Spilsby. This property benefits from a double glazed conservatory leading on to rear garden. There is UPVC double glazed windows and doors as well as gas central heating throughout. The kitchen includes a fridge freezer, freestanding oven and grill with a 4 ring gas hob and washing machine. Council tax band B. EPC Rating C. Deposit £865.38*

### LOCATION

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### Viewings and Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

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

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 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.

### Accommodation

2-bedroom semi detached house located in a quiet cul-de-sac with off road parking and front and rear garden.

### Kitchen

5'11" x 9'7" (1.81 x 2.94)

UPVC double glazed window and blinds, gas central heated radiator, stainless steel sink and drainer, range of wall and base units, gas boiler, thermostat, freestanding oven and 4 ring gas hob, washing machine, freestanding fridge freezer, extractor fan.

### Entrance and stairs

5'11" x 9'8" (1.82 x 2.95)

UPVC double glazed front door, gas central heated radiator, electrical fusebox, under stairs storage space, internet connection, sockets and switches.

### Lounge

14'6" x 12'4" (4.43 x 3.78)

UPVC double glazed sliding doors leading to conservatory, Gas central heated radiator, Access to storage cupboard, TV connection point, curtains and curtain rail, light fittings, sockets and switches.

### Conservatory

9'3" x 8'3" (2.83 x 2.52)

UPVC double glazed windows and doors, tiled flooring, Access to rear garden

### Bathroom

6'0" x 6'2" (1.84 x 1.88)

UPVC double glazed frosted window with blind, bath with electric shower overhead and glass shower screen, extractor fan, toilet, pedestal sink, towel rail radiator.

### Bedroom 1

12'4" x 11'8" (3.78 x 3.57)

UPVC double glazed window with fitted blind, gas central heated radiator, sockets and switches.

### Bedroom 2

10'0" x 5'11" (3.06 x 1.81)

UPVC double glazed window with fitted blind, gas central heated radiator, walk in storage cupboard with hooks rail and shelving, sockets and switches.

### Rear garden

Access to conservatory and side gate, Patio area, grassed lawn on higher ground.





## 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.

