



## Badley Court, Ashby Road, , Spilsby, PE23 5DH

- REFURBISHED, modern, WELL presented and SPACIOUS 517 sq ft TWO BEDROOM first floor MAISONETTE flat with its own external front door
- Available IMMEDIATELY, no smokers or pets, to be let and managed by the agent at £595 pcm, unfurnished for at least a 12 month term, ONLY a council TAX BAND 'A'
- UPVC double glazing including external door, Mains GAS CENTRAL HEATING with Glow-worm Easicom 28 combination boiler
- NEW KITCHEN soft closure fitted, range built in base & wall units, full height boiler/ storage cupboard, space/ plumbing for electric/gas slot in cooker, fridge freezer, washing machine
- MASTER bedroom with bank of BUILT IN wardrobes & cupboards, BEDROOM TWO with built in wardrobe
- ALLOCATED off road PARKING space
- VERY GOOD '72' 'B' ENERGY efficiency RATING
- Generous LOUNGE with 2 windows & built in shelved cupboard
- BATHROOM with separate SHOWER & bi-folding glass shower screen over the bath, hand basin with single mixer tap in vanity unit with soft close cupboard under, low level toilet
- WALKING DISTANCE to shops, bus stop etc in CENTRE of VERY WELL SERVICED historic town

**£595 Per Calendar Month**





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## DESCRIPTION

Refurbished, modern, well presented and spacious 517 sq ft two bedroom first floor maisonette flat with its own external front door and allocated off road parking space, within walking distance to shops, bus stop etc in centre of very well serviced historic market town, and is AVAILABLE IMMEDIATELY.

It also benefits from UPVC double glazing including external door, mains gas central heating with Glow-worm Easicom 28 combination boiler, and is only a council tax band 'A'.

To be let and managed by the agent at £595 pcm, unfurnished for at least a 12 month term, is available immediately, no smokers or pets and the deposit bond is £ £686.

The property consists of entrance, hall, generous lounge (with 2 windows & built in shelved cupboard), new kitchen (soft closure fitted having a range of built in base & wall units, full height boiler/ storage cupboard, space/ plumbing for electric/gas slot in cooker, fridge freezer, washing machine), bathroom (with separate shower & bi-folding glass shower screen over the bath, hand basin with single mixer tap in vanity unit having soft close cupboard under, and a low level toilet), master bedroom (with bank of built in wardrobes & cupboards) and bedroom two (with a built in wardrobe).

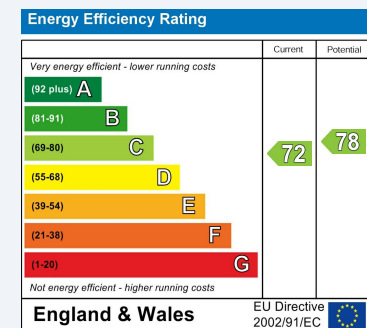
The very well serviced historic town of Spilsby amenities include market square, major supermarket, doctors, dentist, sought after schooling, several bus routes etc.





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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