



, Great Steeping, PE23 5PT

- CHARACTER period and SPACIOUS 1,593 sq ft, FOUR reception, THREE DOUBLE bedroom, TWO bathroom (including downstairs), detached house
- EXTENSIVE off road PARKING including for CARAVAN if required
- LOUNGE, SITTING, DINING and OFFICE rooms, including FEATURE fireplaces and FRENCH doors to garden
- NEW Dec 2022 BATHROOM with separate SHOWER over the bath AND downstairs SHOWER room (both also having illuminated and de-misting mirrors) AND gardeners W.C.
- NEW 2022 electrical consumer unit, NEW 2022 high pressurised hot water system including power shower, REPLACED boiler, NEW 2020 composite front door, Re-carpeted 2023, recently decorated

- AND a detached 255 sq ft TWO large rooms STUDIO with light, power and heating
- PRIVATE and fully enclosed rear GARDEN including field VIEW, seating area and wooden WORKSHOP (having light and power)
- MODERN fitted KITCHEN BREAKFAST room and BESPOKE Murdoch Troon fitted UTILITY room
- SLIDING SASH front windows and oak coloured UPVC double glazed rear windows including FRENCH and stable doors
- WELL SERVICED village location, edge of the Lincolnshire Wolds (a designated AREA of OUTSTANDING NATURAL BEAUTY)

Price £315,000



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DESCRIPTION

This is a spacious 1,593 sq ft character detached house, original build circa 1800's, that has been modernised to provide comfortable living, with four reception rooms, three double bedrooms and two bathrooms (including downstairs shower room, as well as gardener's W.C.), that also has a detached 255 sq ft two large rooms studio (with light, power and heating), and extensive off road parking, including for caravan if required, as well as a private, fully enclosed rear garden with field view, seating area and wooden workshop (having light and power), all in a well serviced village location, on the edge of the Lincolnshire Wolds (a designated Area of Outstanding Natural Beauty).

The property also benefits from central heating with replaced boiler, sliding sash front windows and oak coloured UPVC double glazed rear windows, French and stable doors, new 2020 composite front door, new 2022 high pressurised hot water system including power shower, new 2022 electrical consumer unit, re-carpeted 2023, having 'No Chain' and is offered freehold.

It consists of entrance hall, lounge with open fireplace, sitting room with feature fireplace and French doors to rear garden, dining room with fireplace, dual aspect office, modern fitted kitchen breakfast room and bespoke Murdoch Troon fitted utility room, inner hall with built in cupboard, downstairs new 2022 modern shower room, landing, new 2022 modern bathroom with separate shower over the bath (both the shower and bath rooms also having illuminated and de-misting mirrors), master, second and third double bedrooms.

On the southern edge of the Lincolnshire Wolds, the village of Great Steeping, home of the Heavy Horse Centre and the Church of All Saints, has it's own primary school as well as cycling routes, country walks and is less than a mile to the National Trust Gunby Hall Estate and to the River Steeping having fishing. It is also less than three miles to the centre of the well serviced historic market town of Spilsby





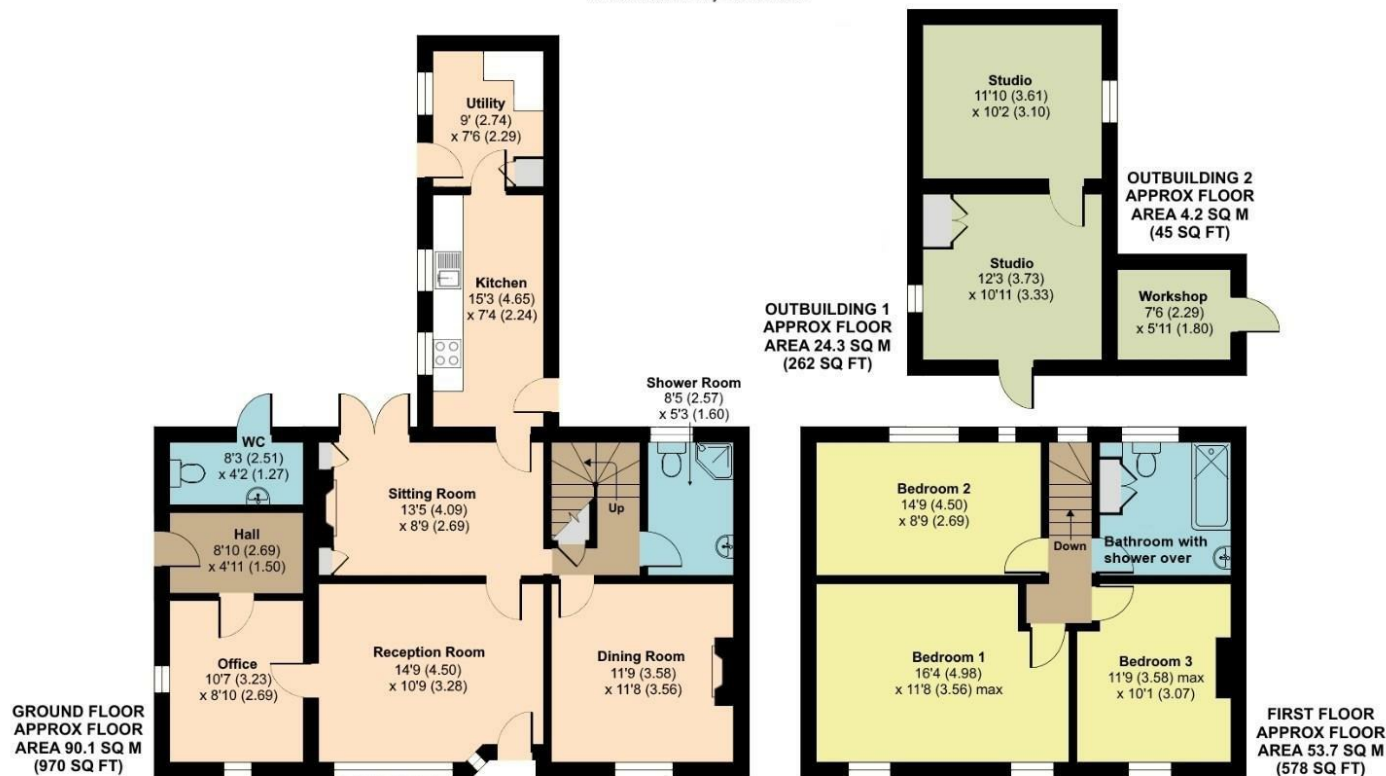
Great Steeping, Spilsby, PE23

Approximate Area = 1548 sq ft / 143.8 sq m

Outbuildings = 307 sq ft / 28.5 sq m

Total = 1855 sq ft / 172.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Hunters Property Group. REF: 988588

Viewings

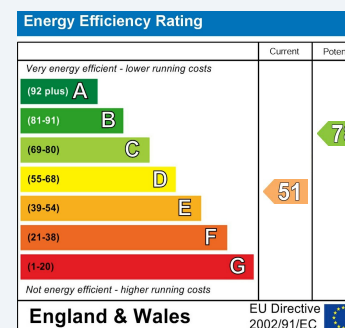
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

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