



School Lane, Great Steeping, Spilsby, PE23 5PU

- SPACIOUS 1,235 sq ft three bedroom (two doubles and a generous third) detached BUNGALOW with NO 'upward CHAIN'
- Attached GARAGE (having vehicular metal up and over door, light, power, water supply, window, and pedestrian door to the side hall) and PARKING for THREE cars. as well as the DRIVE
- UPVC double glazing including external doors, UPVC soffits and fascias, CENTRAL HEATING with annually serviced external boiler, external lighting
- Dual aspect fitted KITCHEN DINER having two ceiling lights, range of base and wall units, built in cupboard, Belling slot in electric cooker with double oven and halogen hob, etc
- Entrance and side HALLS both with built in cupboard, 44 sq ft STORE ROOM (with light, power and water pipe)
- Fully enclosed 0.18 ACRE plot (sts) with front and rear GARDENS, including having countryside/paddock VIEWS, greenhouse, shed (with light and power), potting shed, vegetable plots
- On the southern tip of the Lincolnshire WOLDS (designated area of AREA of OUTSTANDING NATURAL BEAUTY), this is a WELL SERVICED village, less than 3 miles to well serviced historic market town centre
- Dual aspect LOUNGE (with feature open fireplace, ceiling light and four wall lights), THREE bedrooms (two doubles and a generous third currently being used as a FAMILY ROOM)
- BATHROOM having separate SHOWER over the bath, second toilet W.C.

Guide Price £250,000



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DESCRIPTION

This is a spacious 1,235 sq ft three bedroom (two doubles and a generous third) detached bungalow with attached garage and parking for three cars as well as the drive, all on a fully enclosed 0.18 acre plot (sts) with front and rear gardens, including having countryside/paddock views, in the well serviced village of Great Steeping and there is NO 'upward CHAIN'.

The property consists of entrance hall with built in cupboard, dual aspect lounge (with feature open fireplace, ceiling light and four wall lights), dual aspect fitted kitchen diner (having two ceiling lights, range of base and wall units including display lighting, built in cupboard, Belling slot in electric cooker with double oven and halogen hob, space and plumbing for washing machine, further under counter appliance space etc), bathroom having separate shower over the bath, second toilet W.C, three bedrooms (two doubles and a generous third currently being used as a family room), side hall with built in cupboard, 44 sq ft store room (with light, power and water pipe), and the attached garage (having vehicular metal up and over door, light, power, water supply, window, and pedestrian door to the side hall).

The property also benefits from UPVC double glazing including external doors, UPVC soffits and fascias, central heating with annually serviced external boiler, and external lighting.

Outside on the fully enclosed 0.18 acre plot (sts) with front and rear gardens including countryside/paddock views, there is a greenhouse, shed (with light and power), potting shed, vegetable plots, pedestrian path all around the property, and parking for three cars as well as the drive.

On the southern tip of the Lincolnshire Wolds (a designated area of outstanding natural beauty), the village of Great Steeping home of the Heavy Horse Centre and the Church of All Saints, has its own primary school, country walks and cycling routes, and is less than three miles to well serviced historic market town centre.

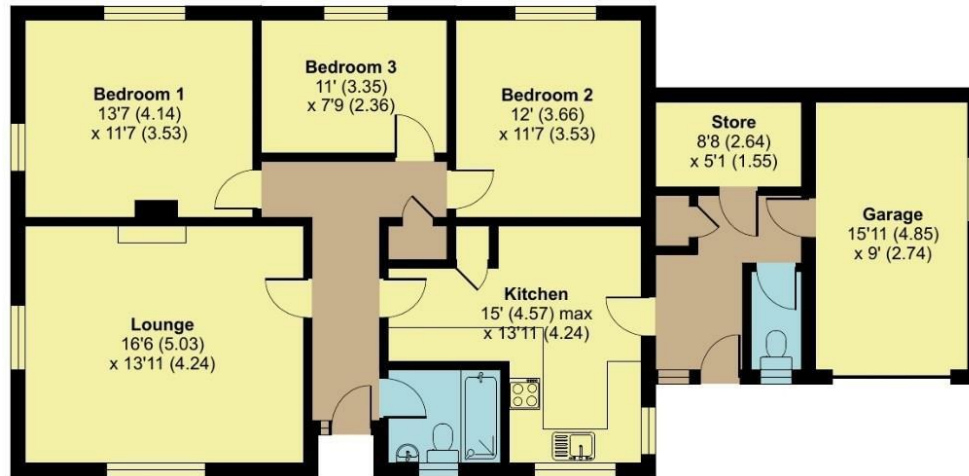




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Approximate Area = 1235 sq ft / 114.7 sq m (includes garage)

For identification only - Not to scale



**APPROX FLOOR
AREA 114.7 SQ M
(1235 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1261739

Viewings

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

Valuations

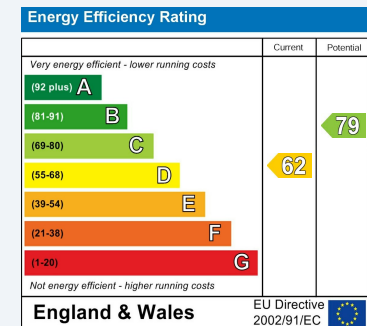
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

