



£390,000

Gannalty, Toynton St. Peter, Spilsby, Lincolnshire, PE23 5AW

NEWTONFALLOWELL



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Spilsby, Lincolnshire, PE23 5AW
£390,000 Freehold

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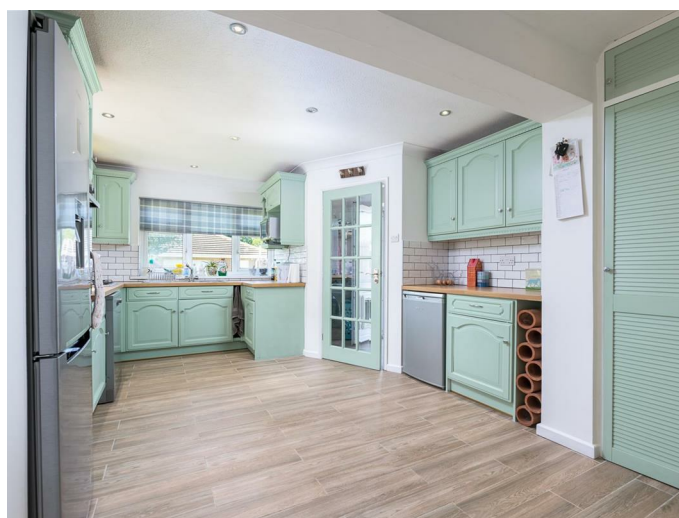
A true 'Tardis'! On first inspection this property seems like every other three bedroom detached bungalow however, look closely and it is anything but ordinary!

Located in a semi rural village location this detached three bedroom bungalow occupies a plot of just under one acre, subject to survey and has been fully modernised throughout by the current owners during their time here.

The well presented accommodation comprises of a front entrance hall which provides access to the spacious lounge with multi fuel burner, a extended kitchen dining space and utility room, a conservatory, three generously sized bedrooms and a family bathroom. Having been built in the 1970's the property enjoys trademark features of this era such as solid brick walls and large windows which allow light to flood in.

Perhaps the most impressive features of this home though are to be found outside. A driveway provides off road parking and leads to a single garage. To the rear of the property there is a formal garden area with patio space, a pond and lawned area. A detached brick built workshop provides an excellent space and would be suitable for a whole manner of uses. There is a concrete floor, light and power and access is gained via an electric roller door as well as a side access door. As you progress further through the grounds and past the workshop the plot opens out beautifully to an open parkland style area stretching all the way to the rear boundary of the property. This area is secluded & private with a wide range of different trees and hedgerows along with a chicken coop, vegetable plots and green house.

Properties of this nature rarely come available on the open market making this is a very special chance indeed. Call now to arrange your viewing on 01790 755222!



WELCOME TO GANNALTY

The accommodation in brief comprises:

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

18'1" x 14'10" (5.52m x 4.53m)

DINING KITCHEN

27'6" x 11'10" (8.39m x 3.62m)

UTILITY ROOM

6'11" x 3'5" (2.11m x 1.06m)

BEDROOM ONE

15'5" x 10'2" (4.71m x 3.11m)

BEDROOM TWO

13'10" x 9'10" (4.24m x 3.02m)

BEDROOM THREE

10'9" x 8'11" (3.29m x 2.74m)

CONSERVATORY

18'1" x 8'4" (5.52m x 2.55m)

BATHROOM

8'5" x 6'11" (2.59m x 2.11m)

GARAGE

16'2" x 9'4" (4.93m x 2.85m)

WORKSHOP

22'3" x 18'10" (6.80m x 5.76m)



Total area: approx. 129.8 sq. metres (1397.0 sq. feet)






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THE PLOT

The property occupies a plot of just under one acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01790 755222.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	76

England & Wales EU Directive 2002/91/EC