



£268,250

Tramps, School Lane, Great Steeping, Spilsby, Lincolnshire, PE23 5PU



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£268,250 Freehold

ACCOMMODATION

Porch recess with part glazed uPVC front entrance door & side screen through to the:

ENTRANCE HALL

Having coved & textured ceiling, radiator, telephone connection point and built-in cupboard.

LOUNGE

16'5" x 13'10" (5.02m x 4.24m)

Having sealed unit double glazed uPVC windows to front & side elevations, coved & textured ceiling, radiator, wall light points, television aerial connection point and brick & tiled fireplace.

A detached bungalow in a popular village location with an open view over fields to the front and on a good sized plot of approximately 0.21 acre, subject to survey. Having accommodation comprising: entrance hall, lounge, L-shaped dining kitchen, side entrance hall with store & WC off, three bedrooms and bathroom. Outside the property has a lawned front garden, a driveway providing ample off-road parking, a garage and an enclosed rear garden. The property benefits from oil fired central heating and double glazing. NO ONWARD CHAIN



DINING KITCHEN

14'11" x 13'10" (4.56m x 4.23m)

(max L-shaped) Having sealed unit double glazed uPVC windows to front & side elevations, coved & textured ceiling, radiator and built-in cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with space for electric cooker, space for fridge, cupboard & drawer under, cupboard, glazed display unit & concealed cooker hood over. Further work surface return with cupboards & open-ended shelving under, cupboards & open-ended shelving over. Further work surface return with cupboard, drawer, space & plumbing for automatic washing machine under.

SIDE ENTRANCE HALL

Having part glazed uPVC door with side screen to front elevation, built-in cupboard, service door to garage and door to a large 8'8" x 5'0" store. Off the side entrance door is a WC which has a sealed unit double glazed window to the front and a low level WC.



BEDROOM ONE

12'0" x 11'6" (3.66m x 3.52m)

Having sealed unit double glazed uPVC window to rear elevation, coved & textured ceiling and radiator.

BEDROOM TWO

13'6" x 11'7" (4.13m x 3.54m)

Having sealed unit double glazed uPVC windows to side & rear elevations, coved & textured ceiling and radiator.

BEDROOM THREE

10'11" x 7'9" (3.34m x 2.37m)

Having sealed unit double glazed uPVC window to rear elevation, coved & textured ceiling and radiator.

BATHROOM

6'8" x 5'5" (2.04m x 1.66m)

Having sealed unit double glazed uPVC window to front elevation, coved & textured ceiling, radiator, extractor, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a large lawned garden with borders. A concrete driveway provides off-road parking and leads to the:

GARAGE

16'0" x 8'11" (4.90m x 2.74m)

Having up-and-over door and window to side.

To the side of the garage there is further hardstanding and access to the:



REAR GARDEN

Backing on to a field and majority laid to lawn with concrete footpaths, garden shed, greenhouse and oil storage tank.

THE PLOT

The property occupies a plot of approximately 0.21 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. Heating is via an external oil fired boiler served by radiators and the property is double glazed. Drainage is to a bio septic tank which is shared by the neighbouring bungalow. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

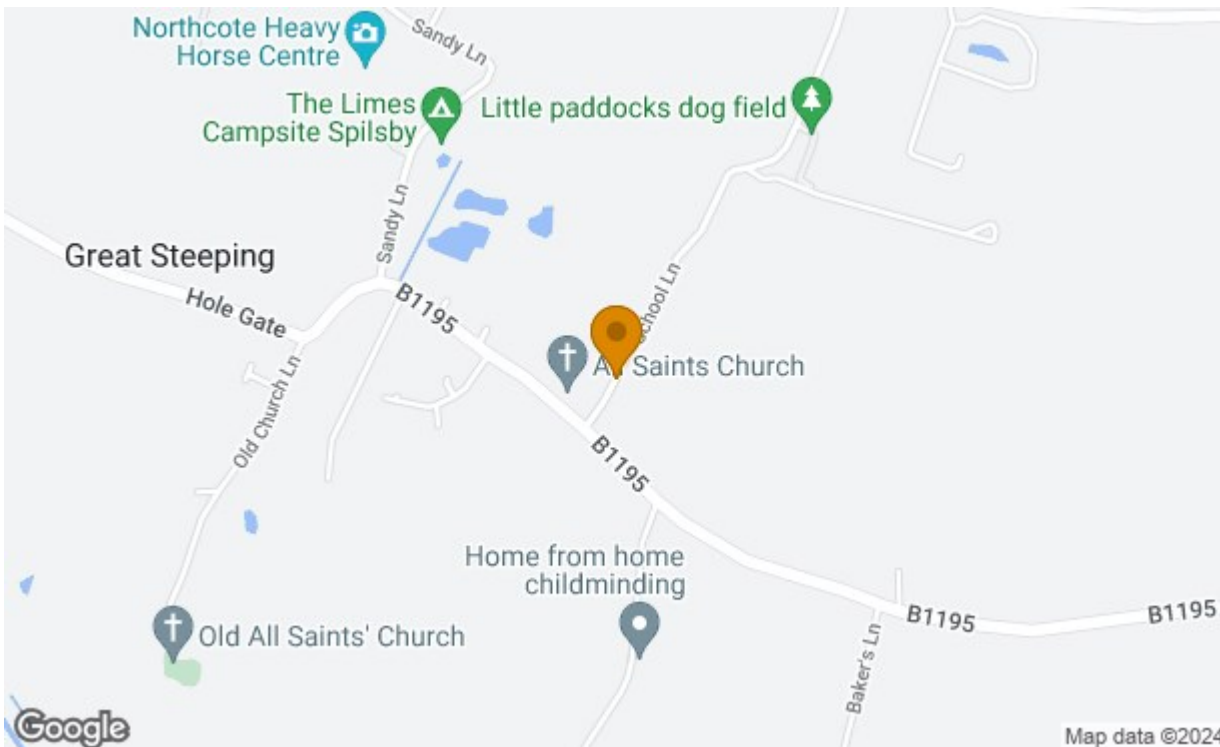
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Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

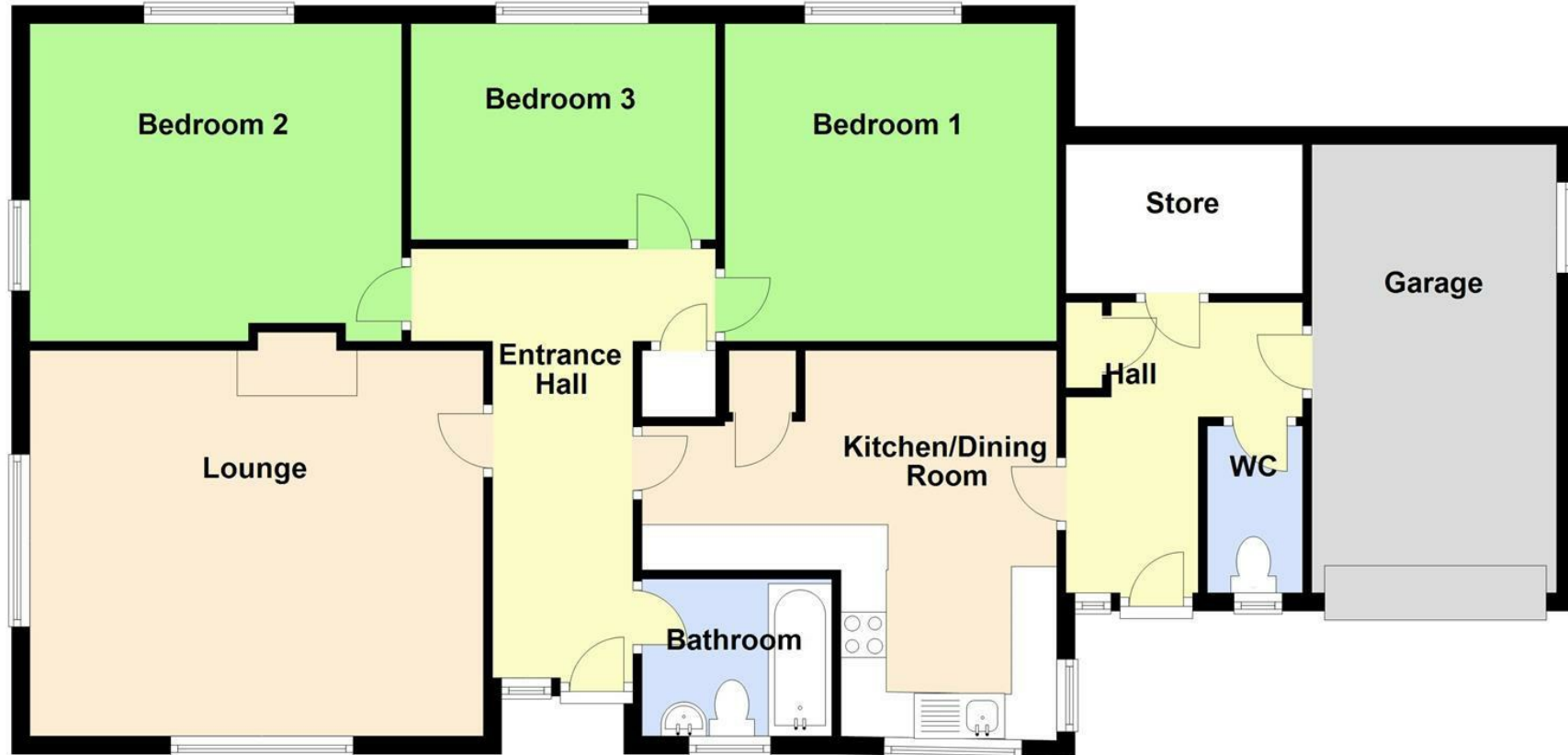
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. 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 01205 353100.



Ground Floor

Approx. 115.4 sq. metres (1242.3 sq. feet)



Total area: approx. 115.4 sq. metres (1242.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	