



Offers In The Region Of £262,500

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



Tramps, School Lane, Great Steeping
Spilsby, Lincolnshire, PE23 5PU
£262,500 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 three bedroom bungalow on a plot of approx. 0.21 acre (STS) in a popular village location with an open view over fields to the front. 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 with glass recently replaced in fifteen windows. 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.

PHOTOGRAPHS

Please note since the photographs were taken the glass in fifteen windows has been replaced.





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.

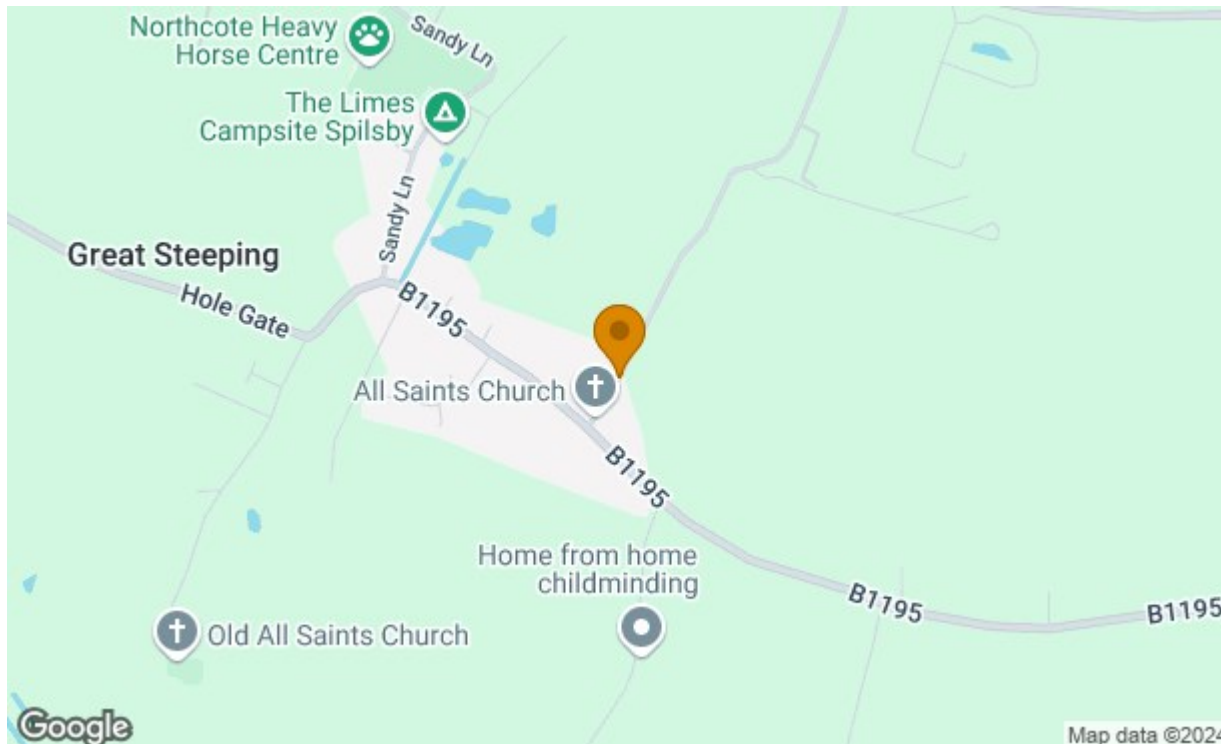
VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

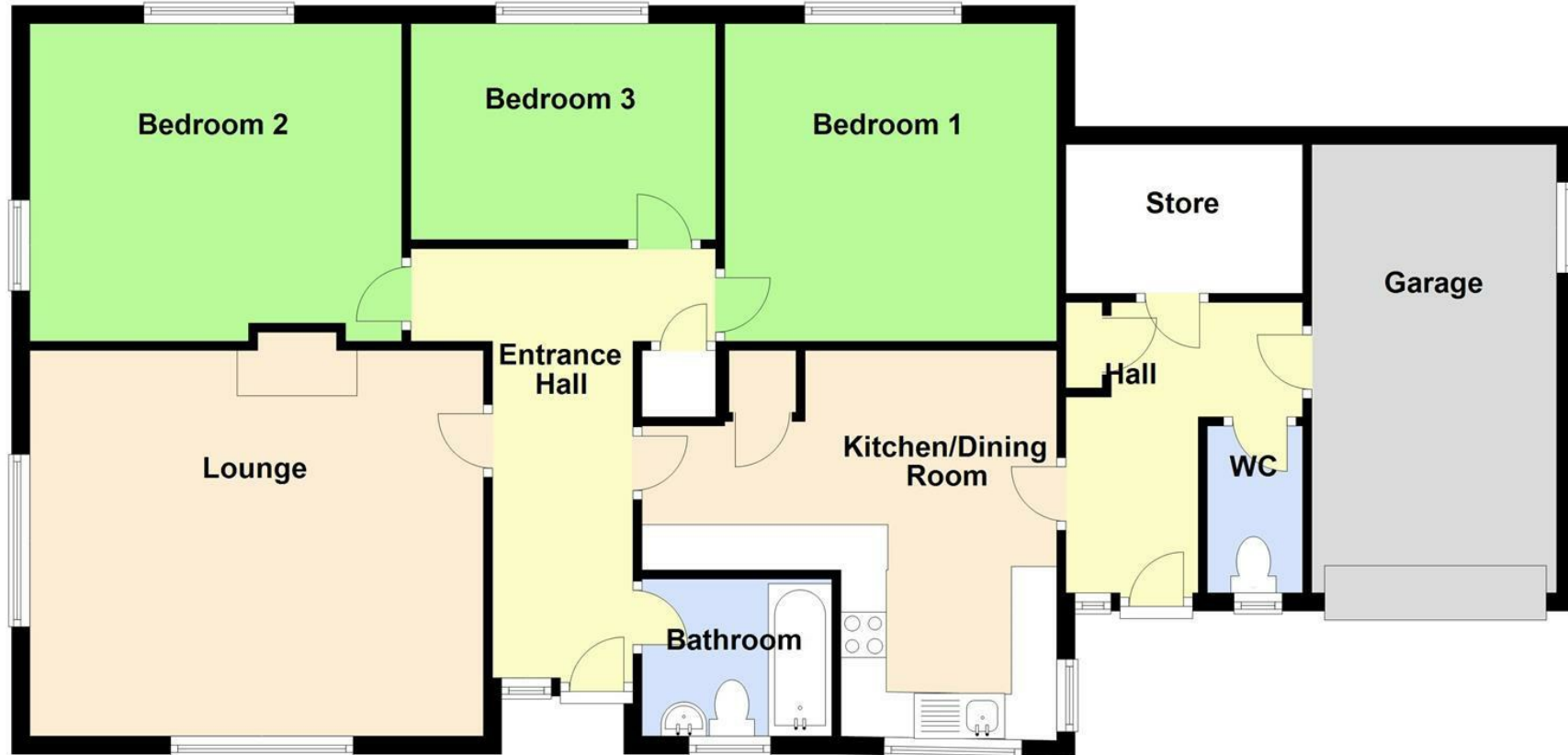
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Ground Floor

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	