



Chestnut Farm, Eastville, PE22 8LX



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Freehold

Offers in excess of £399,950



Key Features

- Detached house
- Four bedrooms
- Lounge, sitting room & study
- Cloakroom, bathroom & shower room
- Double garage & workshop
- Plot approx. 0.68 acre (STS)
- Rural location with open views
- EPC rating F





A rurally located detached house on a plot of approximately 0.68 acre, subject to survey with a far reaching open view to the front. Situated down a picturesque private farm track and full of character the property has over 2,100 square feet of accommodation comprising: dining kitchen, lounge, sitting room, utility, cloakroom and study to ground floor. Four double bedrooms, bathroom and shower room to first floor. Outside the property has lawned gardens, ample off-road parking, a double garage and a large workshop. The property benefits from oil fired central heating and double glazing. ** We are advised that the property is non standard construction. It is concrete - Laing Easiform Type 2 **

ACCOMMODATION

Glazed uPVC door through to the:

DINING KITCHEN

7.32m x 3.66m (24ft x 12ft)

Having two windows to front elevation, coved ceiling, inset ceiling spotlights, radiator and tile effect flooring to kitchen area. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards, drawer & integrated dishwasher under, cupboards & open-ended shelving over. Work surface return with inset electric hob, cupboards & drawers under, cupboards & cooker hood over, tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface return with cupboards, drawers, wine rack & open-ended shelving under, cupboards, glazed display units, drawers, plate rack & open-ended shelving over. Further work surface return with cupboards & drawers under, breakfast bar to one side.

LOUNGE

7.32m x 3.66m (24ft x 12ft)

Having three windows to front elevation, coved ceiling, two radiators and brick built open fireplace.

SITTING ROOM

6.1m x 1.78m (20ft x 5.8ft)

Having two windows to rear elevation and radiator.

INNER HALL

Having staircase rising to first floor.

CLOAKROOM

Having window to rear elevation, radiator, low level WC and hand basin.

UTILITY

4.44m x 1.9m (14.6ft x 6.2ft)

Having window to front elevation, door to rear elevation, radiator, vinyl flooring, stainless steel sink with double drainer, cupboards & drawers under, work surface with space & plumbing for automatic washing machine under and wall mounted cupboards.

REAR HALL

Having staircase rising to first floor and pantry with window to rear elevation.

REAR ENTRANCE HALL

Having two doors to rear elevation, radiator, tiled floor and walk-in pantry. Archway through to the:



STUDY

5.38m x 2.95m (17.7ft x 9.7ft)

Having window to front elevation, inset ceiling spotlights, radiator and wall mounted air conditioning unit.

FIRST FLOOR LANDING

Having four windows to rear elevation, radiator and large built-in airing cupboard.

BEDROOM ONE

4.65m x 3m (15.3ft x 9.8ft)

Having windows to front & side elevations and radiator.

BEDROOM TWO

4.22m x 2.72m (13.8ft x 8.9ft)

Having windows to front & side elevations, radiator and built-in wardrobe.

BEDROOM THREE

4.24m x 2.72m (13.9ft x 8.9ft)

Having two windows to front elevation and radiator.

BEDROOM FOUR

4.62m x 2.97m (15.2ft x 9.7ft)

Having two windows to front elevation, radiator and wall mounted air conditioning unit.

BATHROOM

2.87m x 1.68m (9.4ft x 5.5ft)

Having inset ceiling spotlights, radiator, tiling to half height, panelled bath, close coupled WC and pedestal hand basin.

SHOWER ROOM

Having inset ceiling spotlights, extractor, mermaid board walls and shower enclosure with mixer shower fitting.





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EXTERIOR

A private farm track around half a mile long leads to the property where there is a driveway leading to a large gravelled area to the rear of the property which provides ample off-road parking & hardstanding.

DOUBLE GARAGE

6.63m x 5.77m (21.8ft x 18.9ft)

Having two up-and-over doors, light & power. Also in the garage is a large woodfired boiler which is connected to the house and can be used to burn waste which will heat the house and provide hot water.

WORKSHOP

12.19m x 6.1m (40ft x 20ft)

Having high double entrance doors, light & power.

GARDENS

To the front of the property there is a lawned garden with a fence & gate through to a further lawned garden with garden shed. To the rear of the property there is a further large lawned garden. The property also has two large sunken water tanks that collect rainwater.

THE PLOT

The property occupies a plot of approximately 0.68 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 B.



VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

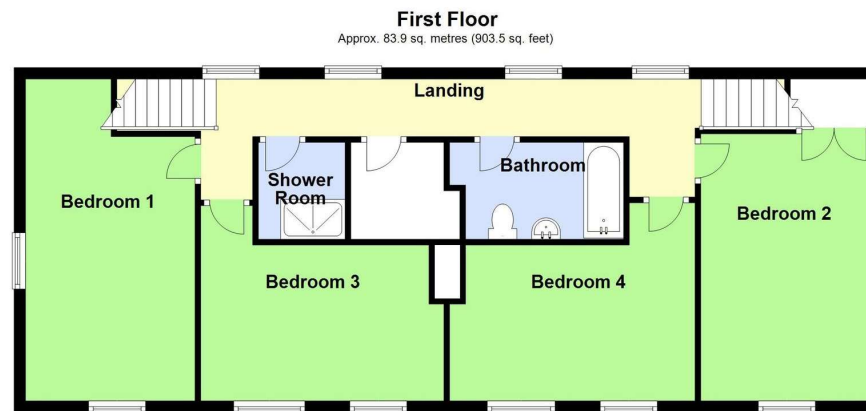
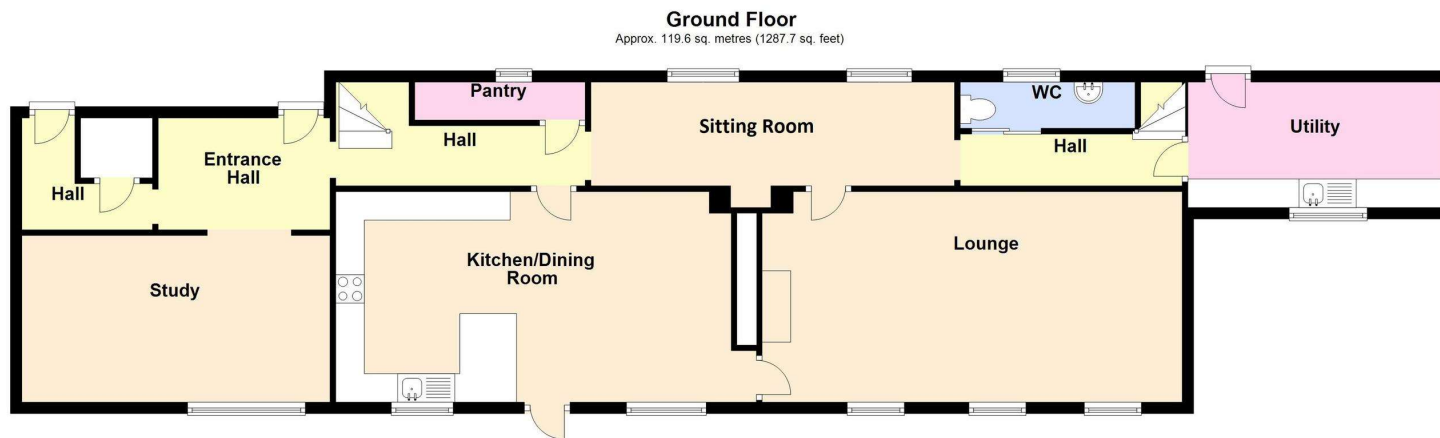
AGENT'S NOTES

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.

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Floorplan



Total area: approx. 203.6 sq. metres (2191.2 sq. feet)



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