



Glentworth House, Great Steeping, PE23 5PT



4



3



2

Freehold

£475,000



Key Features

- Detached house with annexe
- Three bedrooms
- Open plan kitchen/diner
- Cloakroom, en-suite & bathroom
- Double garage & gardens
- Plot approx. 2.5 acres (STS)
- Grassed paddock
- EPC rating C





A three bedroom detached house with a one bedroom annexe totalling over 2,200 square feet of accommodation on a total plot size of approximately 2.5 acres, subject to survey. This property comes with large domestic gardens and a grassed paddock with open views beyond and is perfect for families or horse lovers alike. Situated opposite Great Steeping Primary School with Spilsby and its amenities being only three miles distant.

Glentworth House is well presented and comprises: large reception hall, cloakroom, 21' lounge, open plan kitchen/diner and utility room to ground floor. Galleried landing with study area, master bedroom with dressing area & re-fitted en-suite, two further bedrooms and a re-fitted family bathroom to first floor. The annexe has an open plan lounge/diner/kitchen, bedroom and shower room. Outside there is a front garden, a driveway which provides ample off-road parking and a detached double garage.



ACCOMMODATION

Sealed unit double glazed uPVC front entrance door through to a porch recess with inset ceiling spotlight, ceramic tiled floor and open through to the:

RECEPTION HALL

Having radiator, ceramic tiled floor, wall light points and staircase rising to first floor. There is also a lockable door to the annexe.

CLOAKROOM

Having radiator, laminate floor, WC with concealed cistern and hand basin inset to vanity unit with with tiled splashback.

LOUNGE

6.4m x 3.94m (21ft x 12.9ft)

Entered via part glazed double doors from the entrance hall and having sealed unit double glazed uPVC window to front elevation, two further sealed unit double glazed uPVC windows to side elevation and sealed unit double glazed uPVC french doors to rear elevation and garden, two radiators, ceramic tiled floor, wall light points, television aerial connection point and fireplace with slabbed hearth and 5KW multi-fuel stove.

OPEN PLAN KITCHEN/DINER

6.40m x 3.96m (21ft x 13ft)

Forming two areas comprising:







DINING AREA

3.96m x 2.87m (13ft x 9.4ft)

Having sealed unit double glazed uPVC window to front elevation, radiator, ceramic tiled floor and wall light points. Open to the:

KITCHEN AREA

3.96m x 3.3m (13ft x 10.8ft)

Having sealed unit double glazed uPVC window to side elevation, inset ceiling spotlights and ceramic tiled floor. Fitted with a range of painted handmade reclaimed pine base & wall units with wood effect work surfaces and tiled splashbacks comprising: ceramic sink with drainer & mixer tap inset to work surface, integrated dishwasher, cupboards and drawer under, tall storage cupboard to side. Work surface return with space for range style cooker, cupboards & drawers under, cupboards, open-ended shelving and cooker hood over. Further work surface forming breakfast bar with space for fridge & freezer under, glazed display cupboard over.

UTILITY

2.51m x 1.88m (8.2ft x 6.2ft)

Having sealed unit double glazed uPVC window and door to rear elevation, radiator and ceramic tiled floor. Work surface with space & plumbing for automatic washing machine & tumble dryer under. Further work surface with cupboards under, cupboards over and tall larder style unit to side.

 **NEWTON FALLOWELL**



GALLERIED FIRST FLOOR LANDING

A large landing area with plenty of space for a study area and having sealed unit double glazed uPVC window to front elevation, radiator, inset ceiling spotlights and laminate flooring.

MASTER BEDROOM

4.32m x 3.96m (14.2ft x 13ft)

Having sealed unit double glazed uPVC window to front elevation, radiator, laminate flooring, television aerial connection point and ceiling fan/light fitting. Door to:

DRESSING AREA

Having sealed unit double glazed uPVC window to rear elevation, radiator, wood effect flooring, cupboard housing hot water tank and archway through to the:



EN-SUITE

Having sealed unit double glazed uPVC window to rear elevation, heated towel rail and wood effect flooring. Re-fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, hand basin with cupboard under, tiled splashback & mixer tap over, WC with concealed cistern.

BEDROOM TWO

3.96m x 2.69m (13ft x 8.8ft)

Having sealed unit double glazed uPVC window to front elevation, radiator, laminate flooring, built-in wardrobe, television aerial connection point and ceiling fan/light fitting.



BEDROOM THREE

3.94m x 2.67m (12.9ft x 8.8ft)

Having sealed unit double glazed uPVC window to rear elevation, radiator, laminate flooring, built-in wardrobe, television aerial connection point and ceiling fan/light fitting.

FAMILY BATHROOM

Having sealed unit double glazed uPVC window to rear elevation, heated towel rail and wood effect flooring. Re-fitted with a suite comprising: panelled bath, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



ANNEXE

Glazed uPVC entrance door to the:

OPEN PLAN LOUNGE/KITCHEN/DINER

6.45m x 4.57m (21.2ft x 15ft)

Having sealed unit double glazed uPVC window to side elevation, three sealed unit double glazed uPVC windows to other side elevation, three radiators, inset ceiling spotlights to kitchen area, wall mounted contemporary style fire and Karndean flooring. The kitchen area is fitted with a range of units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with cupboard & drawers under. Further work surface return with inset induction hob, splashback & cooker hood over, range of tall units to side housing integrated electric double oven, integrated fridge & freezer.



BEDROOM

5.11m x 3.56m (16.8ft x 11.7ft)

Having sealed unit double glazed uPVC window to side & rear elevations, radiator, Karndean tile effect flooring, and ceiling fan/light fitting.



SHOWER ROOM

Having sealed unit double glazed uPVC window to rear elevation, heated towel rail, mermaid board walls, storage cupboards with central drawer, waterproof flooring, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a gravelled garden with a step up to a crazy paved area giving access to the front entrance door. A block paved driveway provides off-road parking and extends down the side of the property to the:

DETACHED DOUBLE GARAGE

6.05m x 5.69m (19.8ft x 18.7ft)

Having two electric roller doors and sealed unit double glazed uPVC window to rear. To the exterior of the garage there is an electric car charging point.

REAR GARDEN

The rear garden is majority laid to lawn with established borders and trees, having paved patio, garden sheds and oil storage tank. Beyond the domestic gardens there is gated access to a grassed.

THE PLOT

The property occupies a total plot size of approximately 2.5 acres, subject to survey, with the paddock area being some 1.5 acres. 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 Bio Disc treatment plant and heating is via a new external oil fired boiler served by radiators. The property is double glazed and the current council tax is band E. The property also has solar panels which are owned. The windows were replaced approximately 18 months ago.

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.

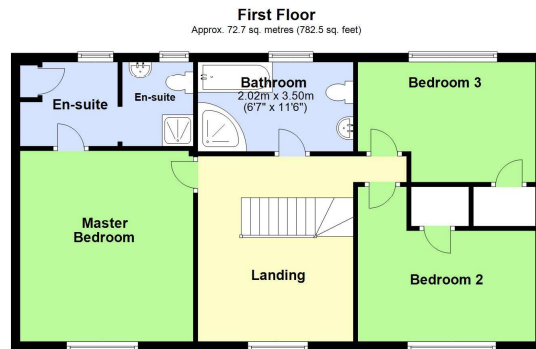




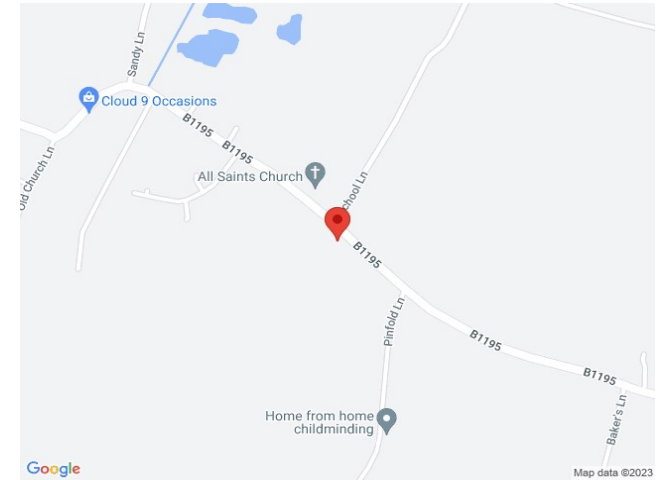
 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 206.1 sq. metres (2218.2 sq. feet)



Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk