



Steeping Cottage, Station Road, Little Steeping, PE23 5BQ



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Freehold

£260,000



Key Features

- Detached cottage
- Three bedrooms
- Lounge & dining room
- Cloakroom & bathroom
- Driveway & garage
- Enclosed rear garden
- Plot approx. 0.17 acre (STS)
- EPC rating D





A traditional Lincolnshire farmhouse sitting on a large plot of approximately 0.17 acre, subject to survey and located on the edge of the popular village of Little Steeping with an open view to the rear. The property has been updated by the current owners with improvements including a new kitchen & flooring, replacement oil fired boiler & tank and new windows, external doors, fascias & guttering.

Having well presented accommodation comprising: dining room, lounge, kitchen, hall and cloakroom to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a front garden, a driveway providing off-road parking, a detached garage and an enclosed rear garden with timber shed/workshop.



ACCOMMODATION

Front entrance door with glazed panel through to the:

DINING ROOM

3.63m x 3.58m (11'11" x 11'8")

Having window to front elevation, coved ceiling and radiator. Opening to the kitchen and door to the:

LOUNGE

3.63m x 3.63m (11'11" x 11'11")

Having windows to front & side elevations, coved ceiling, radiator, wall light point, cupboard built into alcove and brick built fireplace with tile effect back.



 **NEWTON FALLOWELL**





KITCHEN

3.56m x 2.36m (11'8" x 7'8")

Having window & part glazed door to rear elevation, coved ceiling with inset ceiling spotlights, radiator and tile effect flooring. Fitted with a range of units with work surfaces comprising: butler style twin sink with mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with space for cooker, cupboard & integrated fridge under, cooker hood & shelving over. Further work surface with cupboard & drawers under, shelving over.

INNER HALL

3.76m x 2.39m (12'4" x 7'10")

Having window to rear elevation, radiator and staircase rising to first floor.

CLOAKROOM

Having window to side elevation, tile effect flooring, close coupled WC and wall mounted hand basin with tiled splashback.



FIRST FLOOR LANDING

BEDROOM ONE

3.68m x 2.82m (12'1" x 9'4")

Having window to front elevation, radiator and fitted wardrobes to one wall.

BEDROOM TWO

3.53m x 2.44m (11'7" x 8'0")

Having window to rear elevation and radiator.

BEDROOM THREE

3.76m x 3.63m (12'4" x 11'11")

Having window to front elevation and radiator.

BATHROOM

2.64m x 2.39m (8'8" x 7'10")

Having window to rear elevation, radiator, tiled floor, tiled walls and built-in cupboard. Fitted with a white suite comprising: shaped bath with mixer tap & shower attachment, close coupled WC and pedestal hand basin.





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Floorplan

Ground Floor

Approx. 45.5 sq. metres (490.3 sq. feet)



First Floor

Approx. 45.5 sq. metres (490.3 sq. feet)



Total area: approx. 91.1 sq. metres (980.5 sq. feet)

EXTERIOR

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

DETACHED GARAGE

5.94m x 3.10m (19'6" x 10'2")

Of brick & tile construction with up-and-over door, part glazed side door and window to rear.

REAR GARDEN

Being enclosed and laid to lawn with a concrete patio area, timber built garden shed/workshop, greenhouse and garden shed.

SERVICES

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

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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