



Marlboro, 8 Watermill Lane, Toynton All Saints, Spilsby, PE23 5AG



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Freehold

£279,950

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## Key Features

- Detached bungalow
- Three bedrooms
- Open plan lounge/dining/kitchen
- En-suite & bathroom
- Driveway & car port
- Enclosed rear garden
- Plot approx. 0.22 acre (STS)
- EPC rating E





An updated detached bungalow on a good sized plot of approximately 0.22 acre, subject to survey, in a popular village location with an open view to the rear. Having well presented accommodation comprising: entrance hall, open plan lounge/diner with fitted kitchen off, three bedrooms, en-suite and bathroom. Outside the property has ample off-road parking to the front, a car port, enclosed lawned rear garden with patio area, various garden sheds and two summerhouses.

#### ACCOMMODATION

Part glazed front entrance door with side screen through to the:

#### ENTRANCE HALL

Having electric panel heater and built-in airing cupboard.

#### OPEN PLAN LOUNGE/DINING/KITCHEN

6.75m x 4.94m (22'1" x 16'2")

Having sliding patio doors with side screens to rear elevation & garden and inset ceiling spotlights. Forming two areas comprising:

#### LOUNGE/DINING AREA

Having electric panel heater, television aerial connection point and fireplace with inset living flame style electric fire.

#### KITCHEN AREA

Having electric panel heater and fitted with a range of base units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard & drawers under, tall units to corner. Work surface return with inset induction hob, drawers under, stainless steel cooker hood over, space for upright fridge/freezer to side. Further work surface forming breakfast bar.



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### BEDROOM ONE

4.09m x 3.90m (13'5" x 12'10")

Having window to front elevation to side elevation, coved ceiling, electric panel heater and fitted wardrobes to one wall with sliding mirror doors.

### BEDROOM TWO

3.79m x 2.81m (12'5" x 9'2")

Having window & glazed door to side elevation and electric panel heater.

### EN-SUITE

1.91m x 1.66m (6'4" x 5'5")

Having window to front elevation overlooking the car port, electric heated towel rail, tiled walls, tiled floor, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

### BEDROOM THREE

2.68m x 2.66m (8'10" x 8'8")

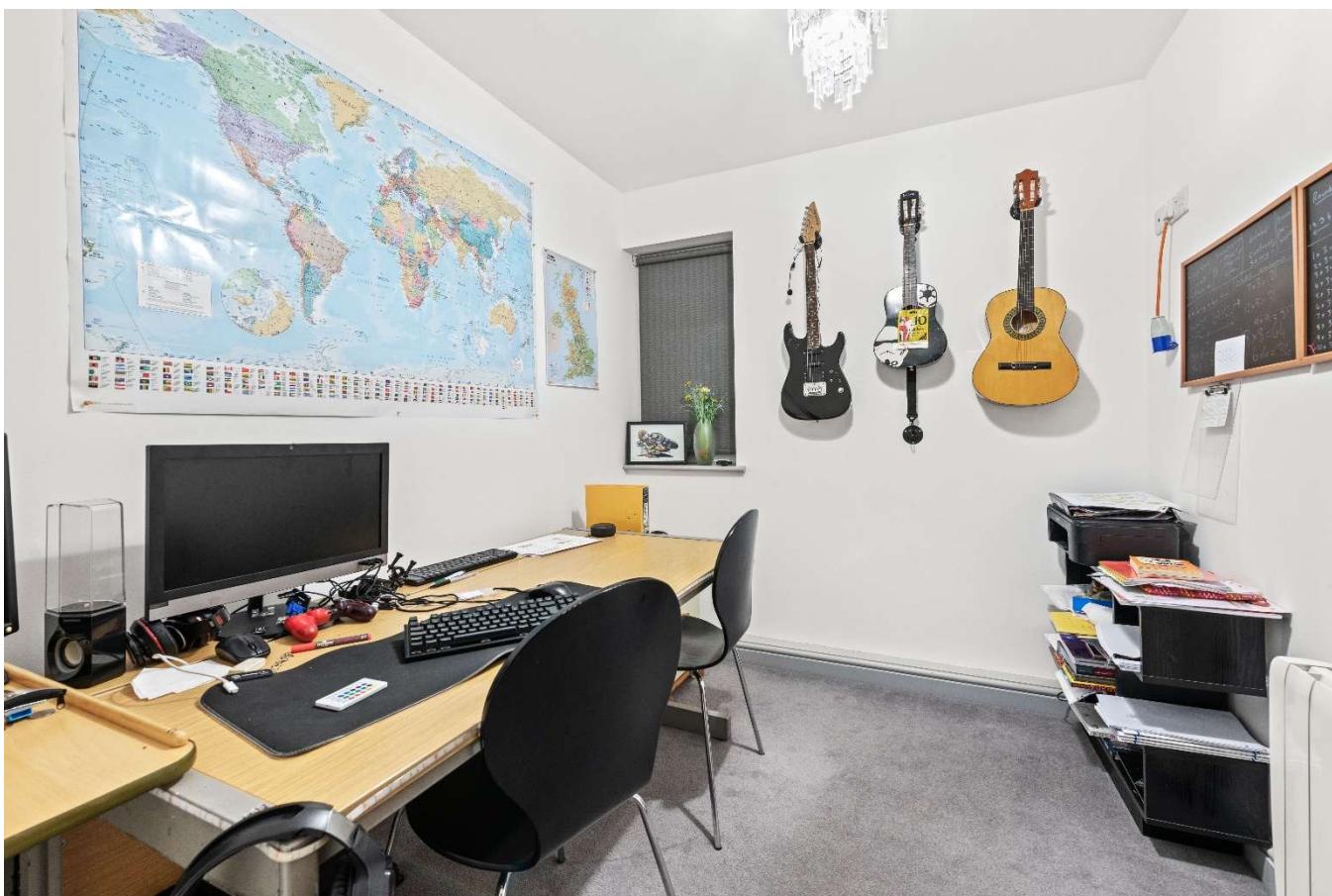
Having window to side elevation overlooking the car port and electric heater.

### BATHROOM

2.68m x 1.88m (8'10" x 6'2")

Having window to side elevation overlooking the car port, inset ceiling spotlights, electric panel heater, extractor, tiling to dado height and vinyl flooring. Fitted with a suite comprising: freestanding roll-top bath with central taps, close coupled WC and pedestal hand basin.





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## EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking and hardstanding.

## CAR PORT

Having double entrance doors and windows to side.

## REAR GARDEN

Being enclosed and laid to lawn with a paved patio. Having four sheds with all having power and one with space & plumbing for an automatic washing machine. There is also a further shed at the bottom of the garden.

## SUMMERHOUSE

Having part glazed door & windows to front, light, power and decked veranda to front.

## FURTHER SUMMERHOUSE

With glazed double entrance doors and having a decked veranda to the front extending to a further large decked area.

## THE PLOT

The property occupies a plot of approximately 0.22 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.

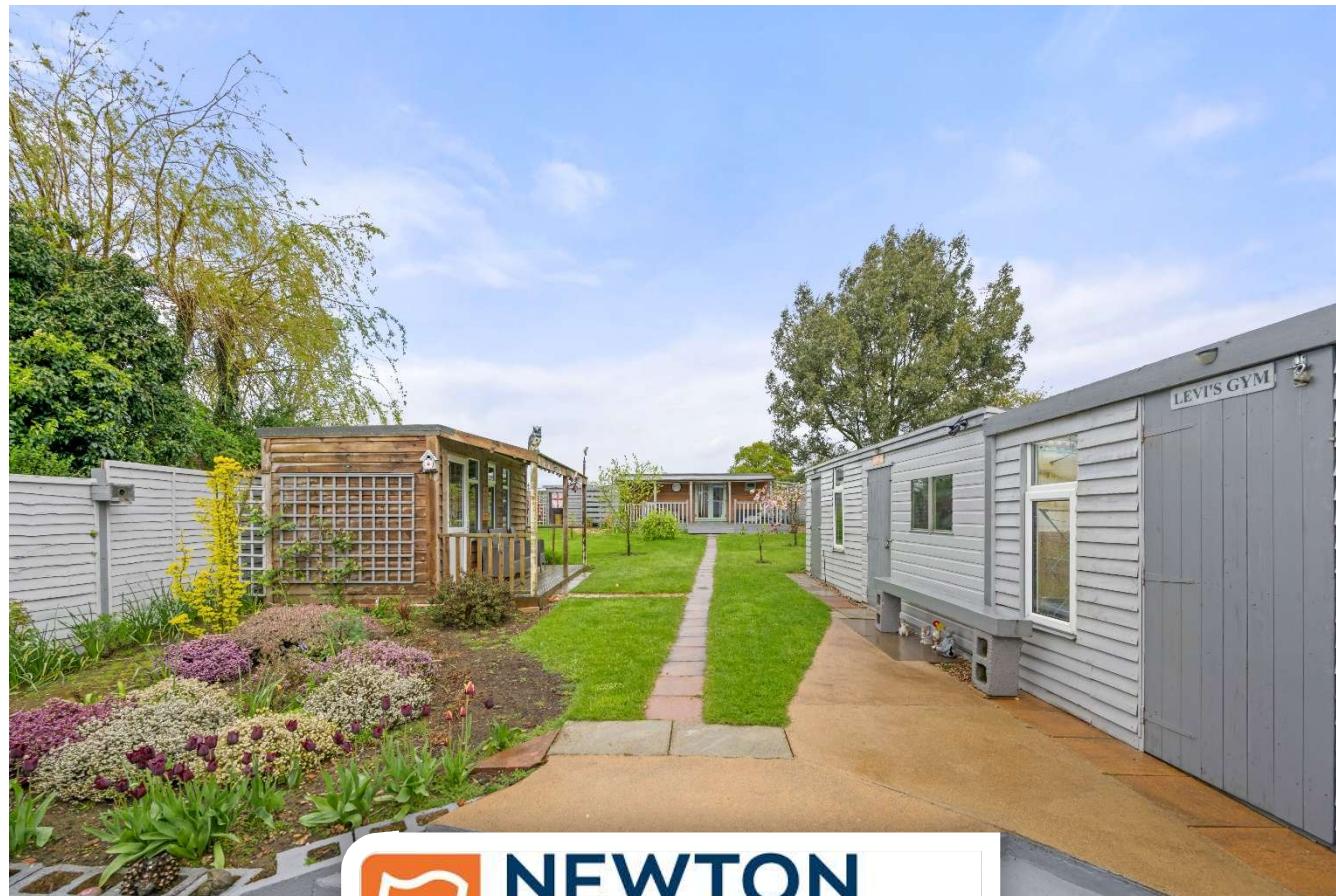
## SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the property is double glazed. The current council tax is band C. The property also has solar panels which are owned.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.





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Fallowell**

## Floorplan



Total area: approx. 99.1 sq. metres (1067.1 sq. feet)

### 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.

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