



The Cottage, Thorpe Bank, Little Steeping, PE23 5BB



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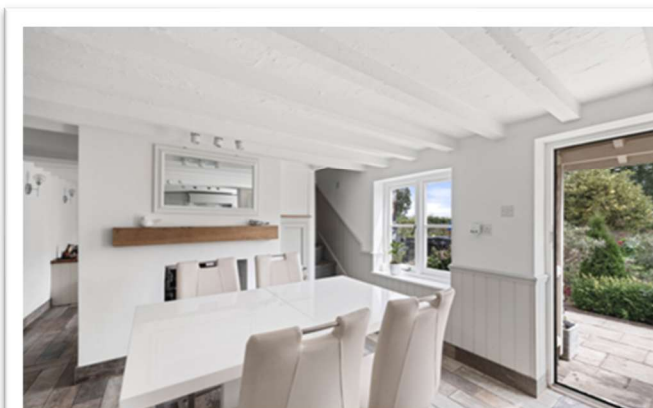
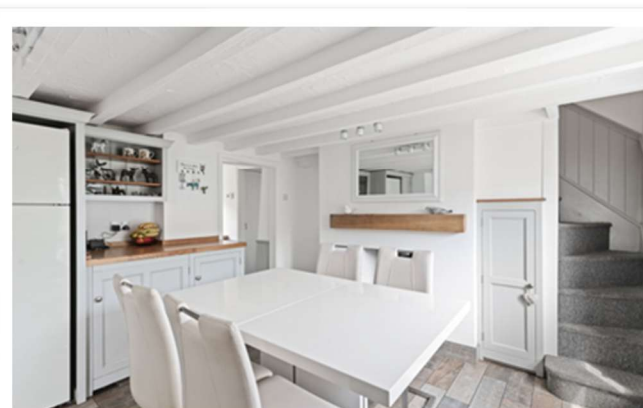
Freehold

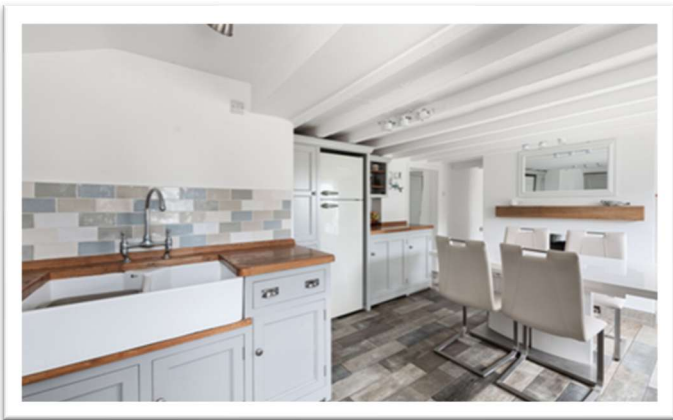
Offers over £350,000



Key Features

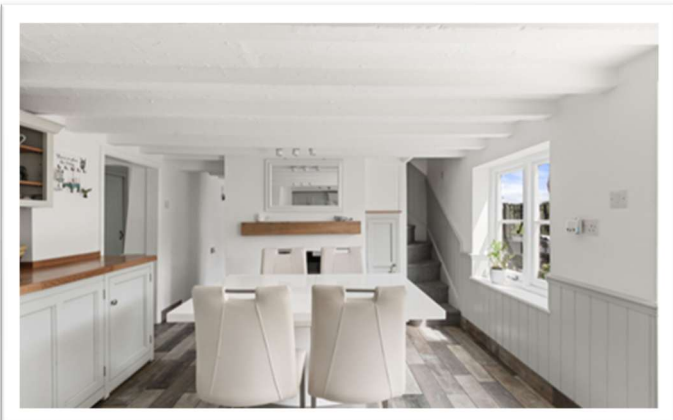
- Detached Grade II Listed cottage
- Three bedrooms
- Dining kitchen & lounge
- Shower room & en-suite cloakroom
- Driveway & detached double garage
- Gardens & paddock
- Total plot approx. 0.89 acre (STS)
- Open views to front & rear
- EPC rating D





A detached Grade II listed cottage located on the edge of the pleasant village of Little Steeping with a far reaching view over fields to the front & rear and within a short drive from the town of Spilsby and all its amenities. The property occupies a plot of approximately 0.5 acre with a 0.39 acre paddock, subject to survey.

Dating from c1800 the property has well presented accommodation full of character comprising: dining room with dual sided log burner, kitchen with hand built Murdoch Troon units, inner hall/study, re-fitted shower room, sitting room/bedroom three and lounge with dual sided log burner to ground floor. Master bedroom with en-suite cloakroom and further bedroom to first floor. Outside the property has a gated driveway providing ample off-road parking, a double garage, a gravelled garden to the side, a lawned rear garden and a paddock.



ACCOMMODATION

Rear entrance door through to the:

DINING KITCHEN

3.61m x 5.12m (11'10" x 16'10")

Forming two areas comprising:

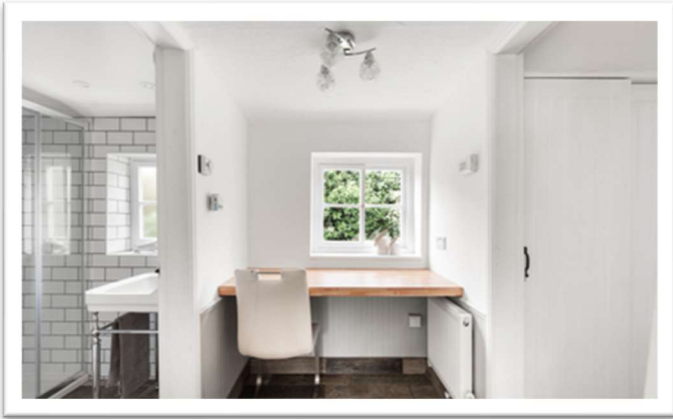
DINING AREA

Having window to rear elevation, painted beamed ceiling, tiled floor, wood panelling to dado height, feature double sided log burner and staircase rising to first floor. Opening to the inner hall/study and open to the:

KITCHEN AREA

Having window to rear elevation and continuation of tiled floor.

Having hand built Murdoch Troon kitchen with oak work surfaces and tiled splashbacks comprising: double belfast style sink with mixer tap inset to work surface, cupboards & drawers under. Work surface return with space for range style cooker, cupboard & drawers under, cupboards & concealed extractor over. Further work surface in dining area with cupboards under, shelving over, unit to side with space for upright fridge/freezer and cupboards to side. Plumbing for dishwasher.







INNER HALL/STUDY AREA

1.41m x 1.84m (4'7" x 6'0")

Having window to front elevation, radiator, continuation of tiled floor and wood panelling to dado height.

SHOWER ROOM

1.84m x 2.01m (6'0" x 6'7")

Having window to front elevation, tiled floor, tiled walls and extractor. Re-fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and chrome wash stand with hand basin.

SITTING ROOM/BEDROOM THREE

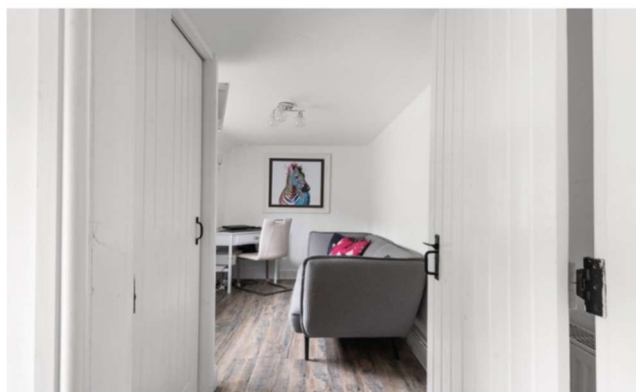
1.92m x 4.17m (6'4" x 13'8")

Having window to front elevation, radiator, wood effect flooring and built-in wardrobe.

LOUNGE

3.53m x 4.10m (11'7" x 13'6")

Having window & door to rear elevation, radiator, painted beamed ceiling, tiled floor, double sided log burner and television aerial connection point.



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FIRST FLOOR LANDING

Having built-in cupboard.

BEDROOM ONE

2.88m x 4.15m (9'5" x 13'7")

Having sloping ceiling with painted beams, window to side elevation, radiator and wardrobe space with hanging rail.

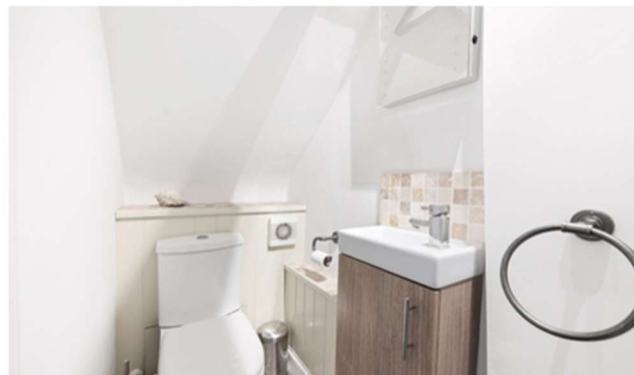
EN-SUITE CLOAKROOM

Having painted beamed ceiling, wood effect flooring, extractor, close coupled WC and hand basin inset to vanity unit with cupboard under.

BEDROOM TWO

2.64m x 2.84m (8'8" x 9'4")

Having window to side elevation, painted beamed ceiling, radiator and wardrobe space with hanging rail.



EXTERIOR

To the front of the property a pair of five bar gates give access to a driveway which provides off-road parking for 4/5 cars.

DETACHED DOUBLE GARAGE

5.38m x 5.72m (17'8" x 18'10")

Having two doors to the front (blocked off inside) side door, light, power, sink, space & plumbing for automatic washing machine. Potential for conversion into living space, gym, office etc. (subject to any necessary planning permission)

GARDENS

To the front of the property there is a lawned garden which extends to the right hand side of the property and there is also an external oil fired boiler providing for both domestic hot water & heating. To the other side of the property there is a gravelled garden with inset shrubs and a screened oil storage tank. Gated access leads to the rear garden which is laid to lawn with established borders and there is also a large paved patio. To the rear of the garage there is a paved area and a large garden shed. Gated access to the rear of the garden leads to a further enclosed lawned area with a garden shed. To the right hand side of the property there is a fully fenced paddock which has an expired approved planning application to built a property.

THE PLOT

The property occupies a plot of approximately 0.5 acre and has a 0.39 acre paddock, 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 connected. Heating is via an external oil fired boiler served by radiators. Drainage is to a compliant septic tank, surveyed in May 2025 and the current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



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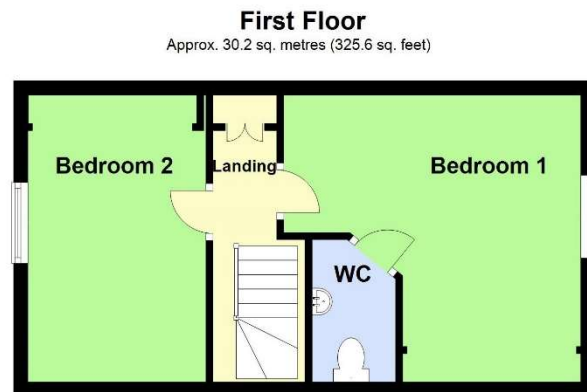




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Floorplan



Total area: approx. 83.2 sq. metres (895.2 sq. feet)



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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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