



Springfield, Main Road, Toynton All Saints, PE23 5AQ



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Freehold

Offers in excess of £315,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge/diner & breakfast kitchen
- Conservatory & en-suite
- Driveway & garage
- Enclosed rear garden
- Plot approx. 0.36 acre (STS)
- EPC rating D





A detached bungalow on a plot of approximately 0.36 acre, subject to survey in a village location with an open field view to the rear. The bungalow was built in the 1960's and is reminiscent of the Art Deco period.

Having over 1,400 square feet of accommodation comprising: entrance hall, lounge/diner, breakfast kitchen, rear hall, garden room, master bedroom with en-suite, two further bedrooms, bathroom and separate WC. The property also has a large attic room with a dormer window which has a far reaching view to the rear. Outside the property has a lawned front garden, a driveway providing ample off-road parking, garage and an enclosed rear garden.



ACCOMMODATION

Steps up to a recessed porch with part glazed side entrance door with fanlight above through to the:

ENTRANCE HALL

Having radiator, two built-in cupboards and access to roof space which has a drop-down ladder, dormer style window to rear elevation, radiator, light, power and eaves storage.

LOUNGE/DINER

8.18m x 3.94m (26'10" x 12'11")

Having bay window & french doors with side screens to front elevation, further window to side elevation and internal window overlooking the entrance hall, two radiators, wall mounted electric radiator and fireplace with marble back & hearth, inset LPG living flame style fire and wooden surround.







BREAKFAST KITCHEN

6.63m x 2.79m (21'10" x 9'2")

Having two windows to side elevation, inset ceiling spotlights, two radiators, tile effect flooring, fitted cupboard with shelving over to alcove, built-in cupboards to either side of tiled recess with inset oil fired boiler providing for both domestic hot water & heating and pantry off with window to side elevation.

Work surface with tiled splashback & inset double drainer stainless steel sink with mixer tap, space for electric cooker with cooker hood over, cupboards, drawer, space & plumbing for automatic washing machine under. Work surface return with cupboard and space for dishwasher under. Further work surface return with cupboard under and space for upright fridge/freezer to side.

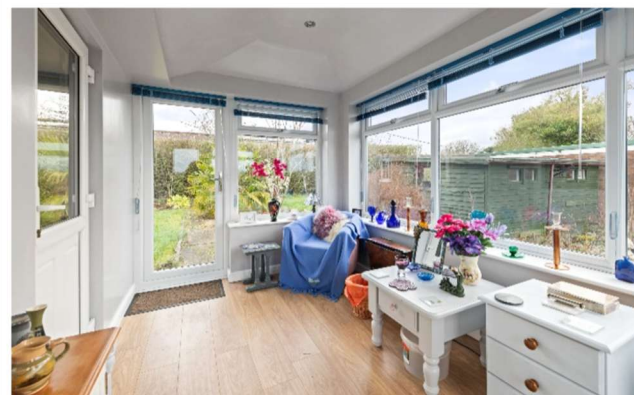
REAR HALL

Having space for tumble dryer and part glazed door to the:

GARDEN ROOM

3.96m x 2.34m (13'0" x 7'8")

Having windows to both sides & rear elevation, glazed doors to either side elevation, vaulted ceiling with inset ceiling spotlights and wood effect flooring.



MASTER BEDROOM

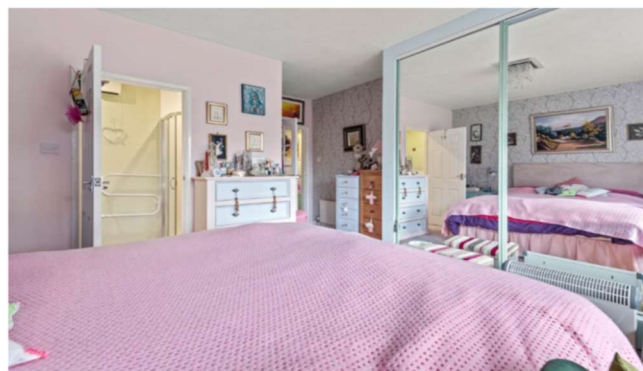
4.52m x 3.79m (14'10" x 12'5")

(max) Having bay window to front elevation, radiator and built-in wardrobe with sliding mirror doors.

EN-SUITE

2.42m x 1.08m (7'11" x 3'6")

Having heated towel rail, extractor, fully tiled shower enclosure with electric shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



BEDROOM TWO

4.14m x 3.2m (13'7" x 10'6")

Having window to rear elevation and radiator.

BEDROOM THREE

3.03m x 2.42m (9'11" x 7'11")

Having window to rear elevation, radiator and fitted shelving with cupboard over.

BATHROOM

2.53m x 1.79m (8'4" x 5'11")

Having window to rear elevation, feature stained glass & leaded fanlight above door, heated towel rail, airing cupboard, tiled splashbacks, panelled bath with electric shower fitting & folding anti-splash screen over and pedestal hand basin.

SEPARATE WC

Having window to rear elevation and low level WC.



EXTERIOR

To the front of the property there is a lawned garden with an abundance of shrubs & trees and a power point. A driveway provides ample off-road parking & hardstanding and extends down the side of the property to a garage which has been split and serves as a potting shed. There are also two garden sheds with both having power.

REAR GARDEN

The rear garden is enclosed and laid to lawn and has paved footpaths, a pineapple tree, oil storage tank and power point.

THE PLOT

The property occupies a plot of approximately 0.36 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 serving radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.





 **NEWTONFALLOWELL**



Floorplan



Total area: approx. 137.6 sq. metres (1481.0 sq. feet)



 **NEWTONFALLOWELL**

Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk

AGENT'S NOTES

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