



Greenacre, Chapel Lane, Toynton St Peter, PE23 5AL

 4  2  3

Freehold

£525,000



Key Features

- Detached house
- Four bedrooms
- Lounge, sitting room & dining/garden room
- Breakfast kitchen & utility
- Cloakroom, en-suite bathroom & shower room
- Driveway, 2 garages & 2 car ports
- Plot approx. 0.83 acre (STS)
- Semi-rural location with open views to front & rear
- EPC rating D



An exceptional detached house on a plot of approximately 0.83 acre, subject to survey in a semi-rural village location south of the Lincolnshire Wolds with open views to the front & rear. The property dates back to Edwardian times and has been beautifully updated to provide over 1,900 square feet of stylish and well presented accommodation.

Having a reception hall, lounge with wood burner, fitted breakfast kitchen, sitting room, dining/garden room, utility and cloakroom to ground floor. Master bedroom with en-suite bathroom, three further bedrooms and shower room to first floor.

Outside the property stands in lawned gardens with a workshop and a sweeping driveway providing off-road parking with two garages & car ports. The property is located approximately three miles from the market town of Spilsby with good transport links to Horncastle, Boston, Skegness & Lincoln. There is also a regular bus service.



ACCOMMODATION

Part glazed front entrance door through to the:

RECEPTION HALL

5.72m x 3.05m (18'10" x 10'0")

Having window to front elevation, radiator, built-in cupboard and staircase rising to first floor.

LOUNGE

5.72m x 3.66m (18'10" x 12'0")

Having windows to side & rear elevations, coved ceiling, radiator, wall light points and feature fireplace with tiled hearth, inset wood burner and wooden surround.



BREAKFAST KITCHEN

5.31m x 4.22m (17'5" x 13'10")

Having windows to front & side elevations, part glazed door to rear elevation, inset ceiling spotlights, radiator and tiled floor.

Fitted with a range of base & wall units with wood block work surfaces comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, integrated dishwasher, cupboards, drawer & wicker baskets under, tall unit to side housing integrated fridge/freezer.

Work surface return with inset electric hob, integrated electric double oven, cupboards & drawers under, cupboards & concealed cooker hood over. Further work surface with cupboards & drawers under, cupboards & glazed display units over.



SITTING ROOM

5.87m x 3.76m (19'4" x 12'4")

Having two windows to side elevation, coved ceiling with moulded ceiling rose and two radiators. Opening to the:

DINING/GARDEN ROOM

3.33m x 3.05m (10'11" x 10'0")

Having windows to side & rear elevations, french doors to side elevation, radiator and tiled floor.

UTILITY

3.15m x 2.26m (10'4" x 7'5")

Having window to side elevation, inset ceiling spotlights, tiled floor, range of built-in cupboards to one wall, and wood block work surface with inset belfast style sink & mixer tap, cupboards & drawers under.

CLOAKROOM

Having radiator, tiled floor, low level WC and hand basin.



FIRST FLOOR LANDING

Having window to side elevation, radiator, wood panelled effect to dado height and access to roof space.

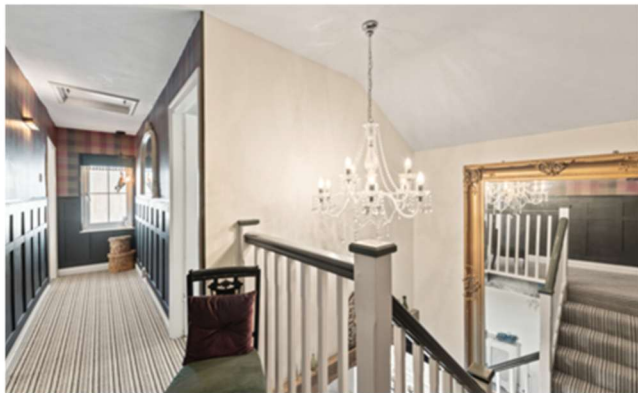
MASTER BEDROOM

3.96m x 3.35m (13'0" x 11'0")

Having window to rear elevation, coved ceiling with moulded ceiling rose and radiator.

EN-SUITE BATHROOM

Having two windows to side elevation, radiator, wood panelled walls to picture rail height, tile effect vinyl flooring and extractor. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, Victorian style freestanding slipper bath with mixer tap & hand held shower attachment, high level WC and hand basin inset to vanity unit with cupboard under, cupboards & drawers to side.



BEDROOM TWO

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

Having window to front elevation, coved ceiling with moulded ceiling rose, radiator and built-in wardrobes to one wall.

BEDROOM THREE

3.66m x 2.9m (12'0" x 9'6")

Having window to rear elevation, coved ceiling with moulded ceiling rose and radiator.

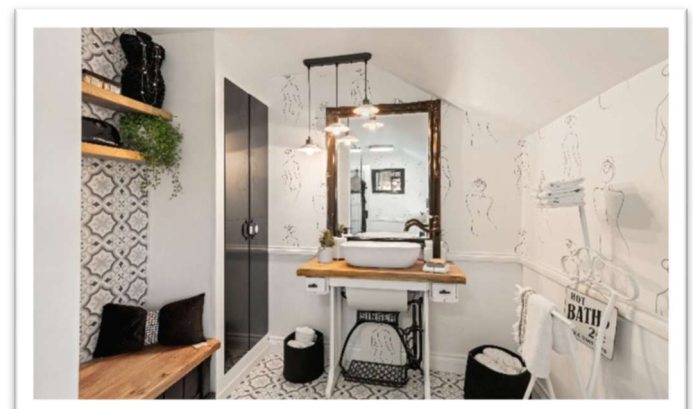
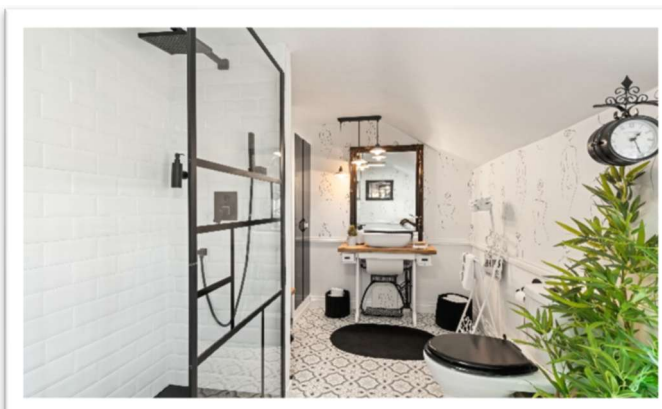
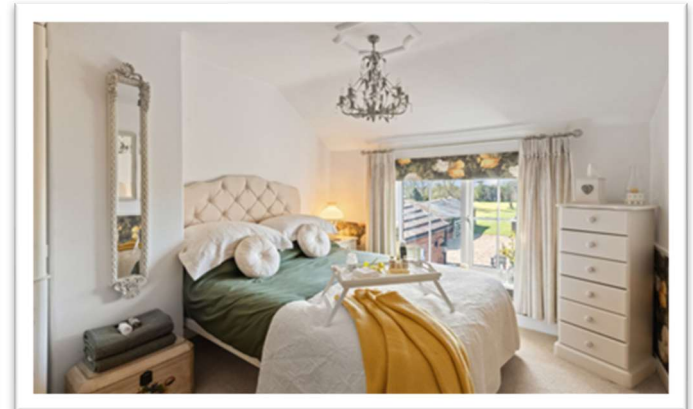
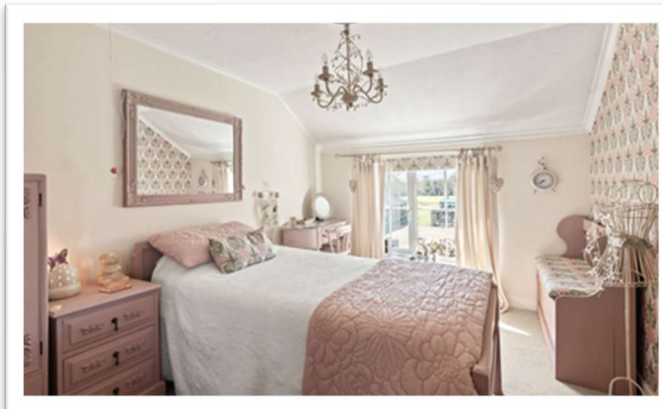
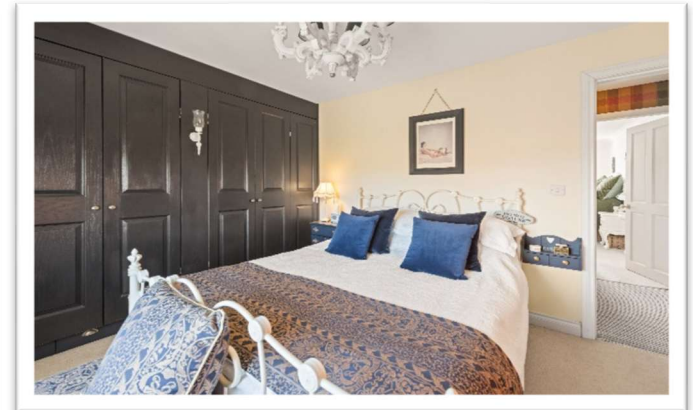
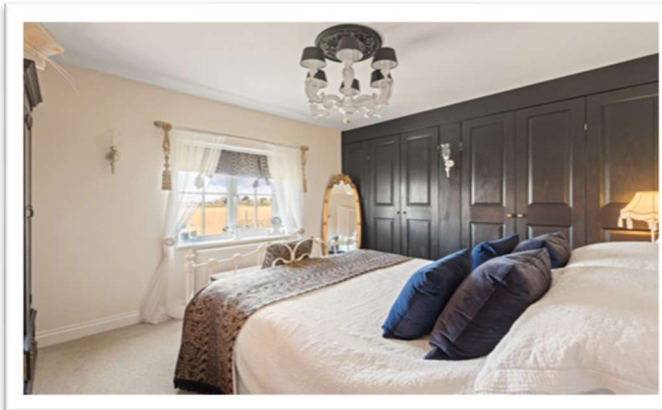
BEDROOM FOUR

3.66m x 2.67m (12'0" x 8'10")

Having window to rear elevation, radiator and dado rail.

SHOWER ROOM

Having window to front elevation, tile effect vinyl flooring, dado rail, built-in cupboard with seat & shelving to side, fully tiled shower enclosure with overhead rainfall shower & hand held shower fittings, close coupled WC and feature counter basin with mixer tap on repurposed Singer sewing machine cast iron & wood treadle.



EXTERIOR

To the front of the property there is a lawned garden with a gravelled area and oil storage tank. Gated access leads to a sweeping gravelled driveway which provides ample off-road parking & hardstanding and leads to the:

GARAGES

Of corrugated steel construction and comprising of two garages with a double carport in-between. To the rear of the garages there is a paved seating area which overlooks the rest of the rear garden.

WORKSHOP

11.8m x 4.57m (38'8" x 15'0")

Of timber construction.

GARDENS

The gardens are enclosed and majority laid to lawn with various trees & shrubs and there is an informal pond. To the rear of the property there is a large paved patio and the property has various sheds and brick built former holding pens.

THE PLOT

The property occupies a plot of approximately 0.83 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 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.





Floorplan



 **NEWTONFALLOWELL**

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AGENT'S NOTES

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