



Fairfield, Toynton St Peter, PE23 5BT



Freehold

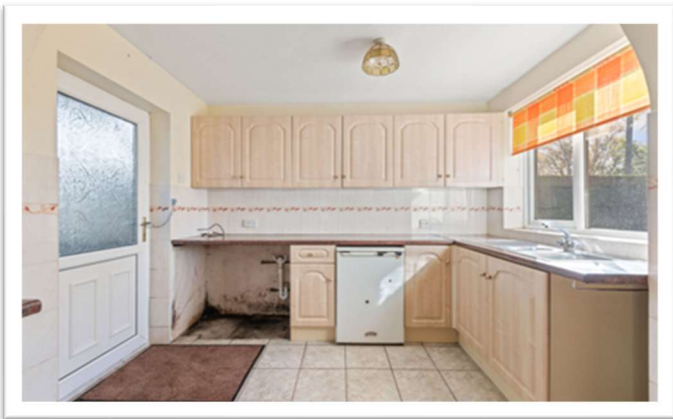
£230,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining kitchen
- Shower room & separate WC
- Driveway & car port
- Enclosed rear garden with garden room
- NO CHAIN
- EPC rating E





A detached bungalow in a quiet village location with an open view over fields to the front and approximately two miles from the market town of Spilsby. In need of a little updating and having accommodation comprising: entrance hall, lounge, dining kitchen, inner hall, three bedrooms, shower room and separate WC. Outside the property has a lawned front garden, a driveway providing ample off-road parking, a car port and an enclosed rear garden with a brick-built store and garden room. NO CHAIN

ACCOMMODATION

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

ENTRANCE HALL

Having coved & textured ceiling, wall light point, built-in cupboard and archway to the:

LOUNGE

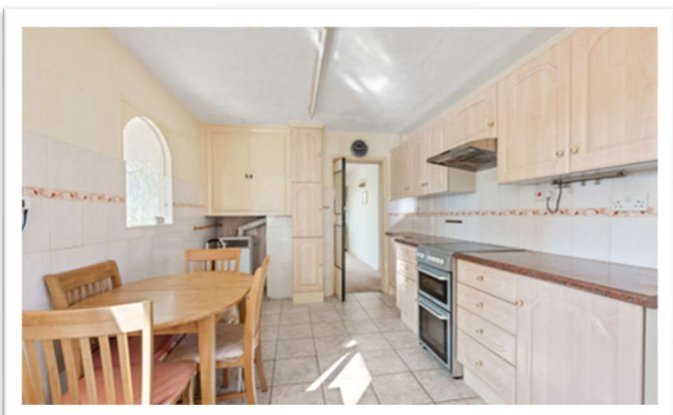
7.72m x 4.28m (25'4" x 14'0")

Having two windows to front elevation, further windows to both side elevations, coved & textured ceiling, radiator, wall light points and fireplace with tiled hearth, inset living flame style electric fire and ornamental surround.

DINING KITCHEN

5.25m x 2.84m (17'2" x 9'4")

Having window to front elevation, part glazed door to rear elevation, internal window to lounge and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with cupboards, drawer, space for fridge, space & plumbing for automatic washing machine under, cupboards over. Further work surface with space for electric cooker, cupboard & drawers under, cupboards & extractor over. Recess with oil fired boiler providing for both domestic hot water & heating with cupboard over and tall cupboard to side.





INNER HALLWAY

Having coved ceiling and access to roof space.

BEDROOM ONE

3.91m x 3.34m (12'10" x 11'0")

Having window to rear elevation, coved ceiling, radiator and built-in wardrobes to one wall.



BEDROOM TWO

3.67m x 3.32m (12'0" x 10'11")

Having window to rear elevation, coved ceiling, radiator and built-in wardrobe with sliding mirror doors.



BEDROOM THREE

3.01m x 3.01m (9'11" x 9'11")

Having window to side elevation, coved ceiling and radiator.



SHOWER ROOM

2.24m x 2.08m (7'4" x 6'10")

Having window to side elevation, wood effect flooring, part tiled walls, shower enclosure with mermaid board splashback & electric shower fitting and pedestal hand basin.



SEPARATE WC

Having window to side elevation, low level WC and hand basin.



EXTERIOR

To the front of the property there is a lawned garden with established borders. A paved driveway provides off-road parking and extends down the side of the property to a car port.

REAR GARDEN

Being enclosed and laid to lawn with borders, having a paved patio, informal pond, concrete footpaths, oil storage tank, greenhouses

BRICK-BUILT STORE

2.8m x 1.88m (9'2" x 6'2")

With part glazed entrance door and attached:

BRICK-BUILT GARDEN ROOM

3.16m x 1.95m (10'5" x 6'5")

With sliding patio doors & window to front, further window to side and tiled floor.

THE PLOT

The property occupies a plot of approximately 0.16 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

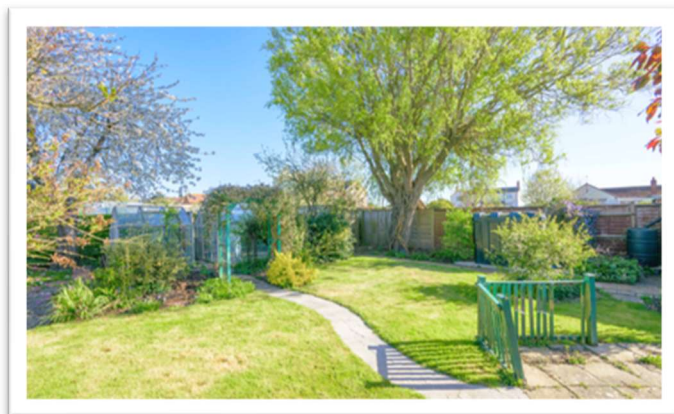
By appointment with Newton Fallowell - telephone 01790 755222.



AGENT'S NOTES

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.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan



Total area: approx. 101.3 sq. metres (1090.2 sq. feet)



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Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk