



Burnic, Great Steeping, Spilsby, PE23 5PT



Freehold

£210,000



## Key Features

- Detached house
- Three bedrooms
- Lounge & dining room
- Breakfast kitchen & bathroom
- Driveway & garage
- Well maintained lawned gardens
- Plot approx. 0.23 acre (STS)
- EPC rating F – NO CHAIN





A detached house on a good size plot in a village location within walking distance to the primary school and only three miles from the market town of Spilsby. Having accommodation comprising: entrance lobby, lounge, dining room, rear hall and breakfast kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a lawned front garden, a driveway providing ample off-road parking & hardstanding, a detached garage and a well maintained lawned rear garden with mature borders. Plot approximately 0.23 acre, subject to survey. NO CHAIN



#### ACCOMMODATION

Open porch with part glazed front entrance door through to the:

#### ENTRANCE LOBBY

Having door to dining room and further door to the:

#### LOUNGE

6.21m x 2.93m (20'5" x 9'7")

Having windows to front & rear elevations, electric heater and fireplace with slabbed hearth, space for electric fire and plinth to side.

#### DINING ROOM

3.98m x 3.67m (13'1" x 12'0")

Having windows to front & side elevations, electric heater and built-in cupboard. (The Parkray is not in use)

#### REAR HALL

Having electric heater, staircase rising to first floor and built-in cupboard.

#### BREAKFAST KITCHEN

6.06m x 3.03m (19'11" x 9'11")

Having window & part glazed door to side elevation, further window to rear elevation, electric heater and serving hatch to dining room. Fitted with a range of base & wall units with work surfaces comprising: double drainer stainless steel sink inset to work surface, cupboards & drawers under. Work surface return with cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboard over, space for electric cooker to side. Further work surface return with cupboards & drawers under, cupboards over and space for fridge to side.





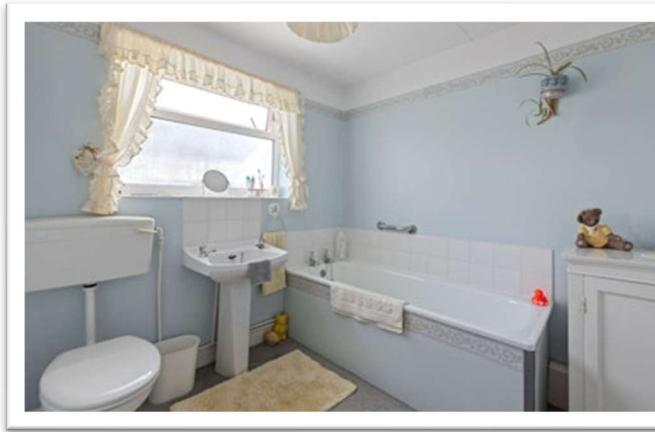
**FIRST FLOOR LANDING**  
Having window to rear elevation.



**BEDROOM ONE**  
**4.55m x 3.69m (14'11" x 12'1")**  
Having windows to front & side elevations, electric heater and built-in wardrobes.

**BEDROOM TWO**  
**3.99m x 3.78m (13'1" x 12'5")**  
Having window to front elevation and electric heater.

**BEDROOM THREE**  
**2.99m x 2.38m (9'10" x 7'10")**  
Having window to rear elevation and electric heater.



**BATHROOM**  
**2.44m x 2.41m (8'0" x 7'11")**  
Having window to rear elevation, electric heater, wall fan tiled splashbacks, panelled bath, low level WC and pedestal hand basin.

## EXTERIOR

To the front of the property there is a lawned garden with established borders and a footpath leading to the front entrance door. A pair of vehicular gates open to a driveway which provides off-road parking and leads to the:

## GARAGE

5.85m x 3.47m (19'2" x 11'5")

Of brick & tile construction with up-and-over door, side service door, light and power. To the front of the garage there is a crazy paved area which provides additional off-road parking and there is a brick-built outbuilding with light & power plus a further brick-built outbuilding.

## REAR GARDEN

Being enclosed and laid to well maintained lawn with mature beds & borders. Having a covered seating area, wishing well, potting shed, further shed and greenhouse.

## THE PLOT

The property occupies a plot of approximately 0.23 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 connected. Drainage is to a septic tank. Heating is via electric heaters and the current council tax is band C.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



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# lifetime legal

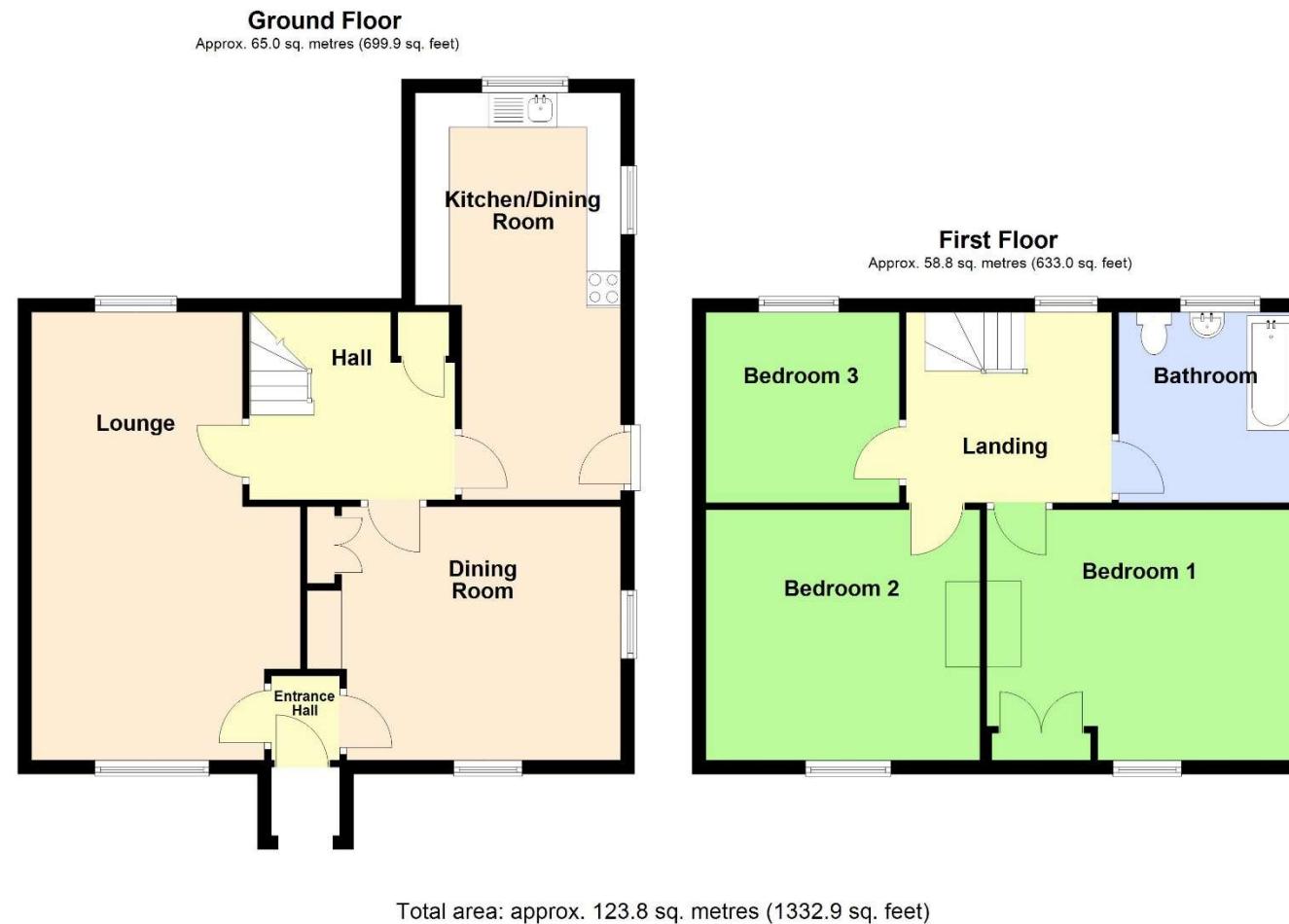
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## Floorplan



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