



£485,000

84 Main Road, Toynton All Saints, Spilsby, Lincolnshire, PE23 5AQ

NEWTONFALLOWELL



Main Road, Toynton All Saints
Spilsby, Lincolnshire, PE23 5AQ
£485,000 Freehold

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Perhaps the two most prominent thoughts I took away after first visiting this property were of light & space. A common theme throughout this wonderful family home. Located in one of the most popular villages in our area and occupying an elevated plot of just under 0.5 acre (subject to survey) this fantastic four bedroom detached home has been tastefully improved by the current owners throughout their time here and the attention to detail and superior level of finishes is evident throughout both inside and out!

The property enjoys flexible living accommodation with three reception rooms as well as a spacious dining kitchen and utility room. A large conservatory completes the ground floor living space and has access out into the rear gardens. Upstairs there are four double bedrooms two of which have en-suite facilities.

It is perhaps outside where the property really shines however! An integral double garage approached via a gravelled driveway provides storage and ample parking. The remainder of the front aspect is laid to lawn with mature hedging. With plots as large as this one it's often important to be able to get vehicles or larger machinery around to the rear garden and this is possible via a gated entrance to the side of the property. The rear garden is mainly laid to lawn with mature hedging & borders and backs onto open countryside. There is a large patio area accessed via both the dining kitchen and the conservatory which provides an excellent outdoor seating area.

The village of Toynton All Saints is located just a short distance from the Lincolnshire Wolds market town of Spilsby which enjoys a range of local amenities such as shops, restaurants as well as pubs and a doctors surgery. Slightly further afield are the towns of Boston and Skegness both of which are roughly a 20 minute drive away. The city of Lincoln is roughly a 45 minute drive away and is very popular and well serviced.

Call now to arrange your viewing on 01790 755222!



ACCOMMODATION

The accommodation in brief comprises:

ENTRANCE HALL

CLOAKROOM

9'11" x 3'1" (3.02m x 0.94m)

STUDY

11'0" x 10'1" (3.35m x 3.07m)

DINING ROOM

13'4" x 11'7" (4.06m x 3.53m)

LOUNGE

19'8" x 12'10" (5.99m x 3.91m)

CONSERVATORY

23'9" x 12'4" (7.24m x 3.76m)

BREAKFAST KITCHEN

19'8" x 10'4" (5.99m x 3.15m)

UTILITY ROOM

10'11" x 6'6" (3.33m x 1.98m)

FIRST FLOOR LANDING

MASTER BEDROOM

19'9" x 10'11" (6.02m x 3.33m)

EN-SUITE

11'5" x 4'9" (3.48m x 1.45m)

BEDROOM TWO

14'9" x 11'0" (4.50m x 3.35m)

FURTHER EN-SUITE

6'3" x 4'8" (1.91m x 1.42m)

BEDROOM THREE

13'11" x 10'7" (4.24m x 3.23m)

BEDROOM FOUR

10'7" x 10'6" (3.23m x 3.20m)

FAMILY BATHROOM

10'5" x 8'8" (3.18m x 2.64m)

DOUBLE GARAGE

19'1" x 17'1" (5.82m x 5.21m)



Total area: approx. 243.7 sq. metres (2623.1 sq. feet)





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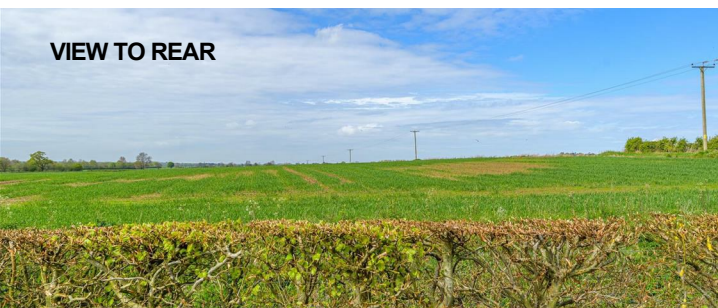


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VIEW TO REAR



THE PLOT

The property occupies a plot of approximately 0.5 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 served by radiators and the property is double glazed. The current council tax is band E.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

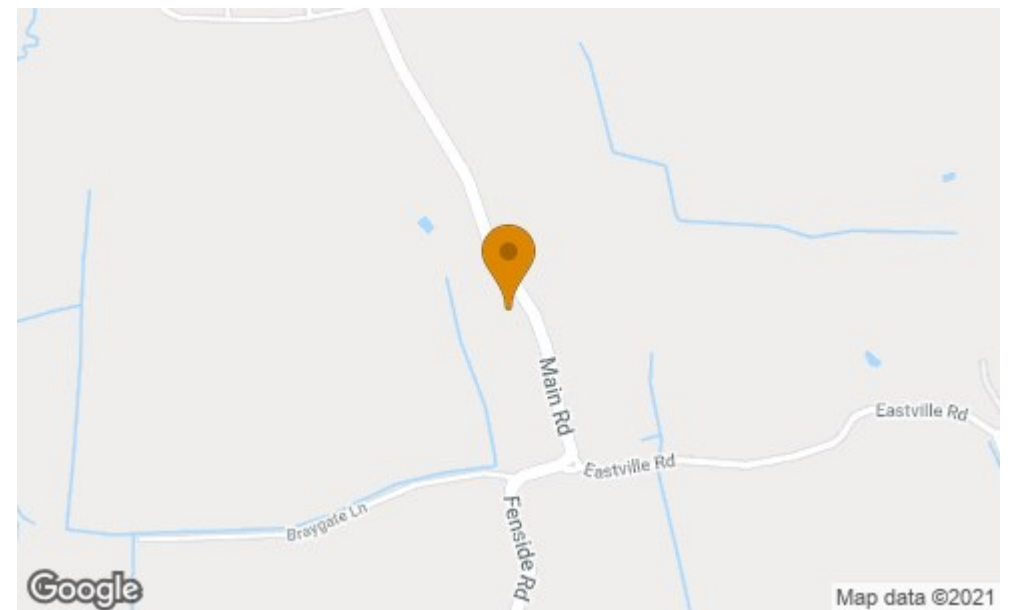
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Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC