

Buy. Sell. Rent. Let.



Pendeen, Eastville Road, Toynton St Peter, Spilsby,  
PE23 5AT



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£150,000

When it comes to  
property it must be

  
lovelle



£150,000



### Key Features

- No Onward Chain
- Good Size Plot
- Pleasant Semi-Rural Village Position
- Driveway & Garage

- In Need of Modernisation
- Three Bedrooms
- EPC rating E
- Tenure: Freehold



For sale with NO ONWARD CHAIN! Great size plot and bungalow with lots of potential! Although in need of modernisation this pleasant position in a semi-rural village will make an ideal home for someone looking for a quiet location close to open fields and getting closer to nature! Toynton St. Peter is only three miles from the Market Town of Spilsby with primary and secondary schools, supermarket, various other shops, pubs, cafes, restaurants, Post Office, doctors. The village sits at the foot of the Lincolnshire Wolds so as you look south you get the open flat fields of the Fens and the amazing sunsets and north you climb onto the Area of Outstanding Natural Beauty and the hilly Wolds, both offer lots of opportunities to enjoy nature and walks. The bungalow offers accommodation; hallway, lounge, kitchen, three bedrooms, wc and separate bathroom, oil central heating (boiler not working), UPVC double glazed windows, driveway and garage. There are good size gardens to the front and rear with a plot of approx 1/5 of an acre.

### Hall

Entered via porch with two radiators, airing cupboard, door to garage and doors to;

### Bedroom One

3.33m x 3.07m (10'11" x 10'1")

With UPVC window to the rear aspect and radiator.

### Bedroom Two

3.40m x 3.02m (11'2" x 9'11")

Max dimensions into recess. With UPVC window to the rear aspect and radiator.

### Bedroom Three

3.02m x 3.02m (9'11" x 9'11")

With UPVC window to the front aspect and radiator.

### Bathroom

2.03m x 1.80m (6'8" x 5'11")

With UPVC window, bath with electric shower over, wash hand basin, radiator.

### WC

With UPVC window, low level wc.

### Lounge

4.55m x 3.35m (14'11" x 11'0")

With UPVC window to the front and side aspects, radiator.

### Kitchen

3.33m x 2.82m (10'11" x 9'4")

With UPVC window and single glazed door to the side aspect, fitted with base and wall cupboards, work surfaces, stainless steel sink, space for cooker and fridge, radiator.

### Outside

The plot measures approximately 1/5 of an acre and there is gardens to the front and rear mainly laid to lawn with trees and shrubs. The driveway leads to the attached garage.

### Garage

4.95m x 2.74m (16'2" x 9'0")

With up and over door, door into the hallway, window.

### Location

An ideal home for someone looking for a quiet location close to open fields and getting closer to nature! Toynton St. Peter is only three miles from the Market Town of Spilsby with primary and secondary schools, supermarket, various other shops, pubs, cafes, restaurants, Post Office, doctors. The village sits at the foot of the Lincolnshire Wolds so as you look south you get the open flat fields of the Fens and the amazing sunsets and north you climb onto the Area of Outstanding Natural Beauty and the hilly Wolds, both offer lots of opportunities to enjoy nature and walks.

## Directions

From Skegness take the A158 Burgh Road out of town. At the roundabout continue straight on to the Burgh bypass. At Gunby round about take the first exit signposted Spilsby. Go through Candlesby and continue and at Partney roundabout turn left onto the A16 towards Spilsby. Continue along for approx 2.5 miles, going past the turnings for Spilsby and Hundleby and past the large lay by on the left hand side. Take the left hand turning for Toynton All Saints and Toynton St Peters. Continue along and down the hill through Toynton All Saints. At the bottom of the hill keep left and follow the road into Toynton St Peter and keep going where the property will be found on the left hand side just before you leave the village marked by our for sale board.

## Services

The property has oil central heating (boiler currently not working), private sewerage, mains water and electric. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency 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 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 if you use their services.

## Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.  
<https://www.e-lindsey.gov.uk/>

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

## Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

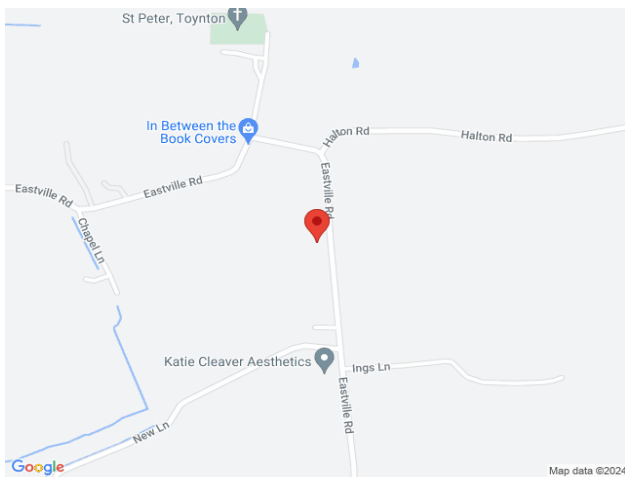
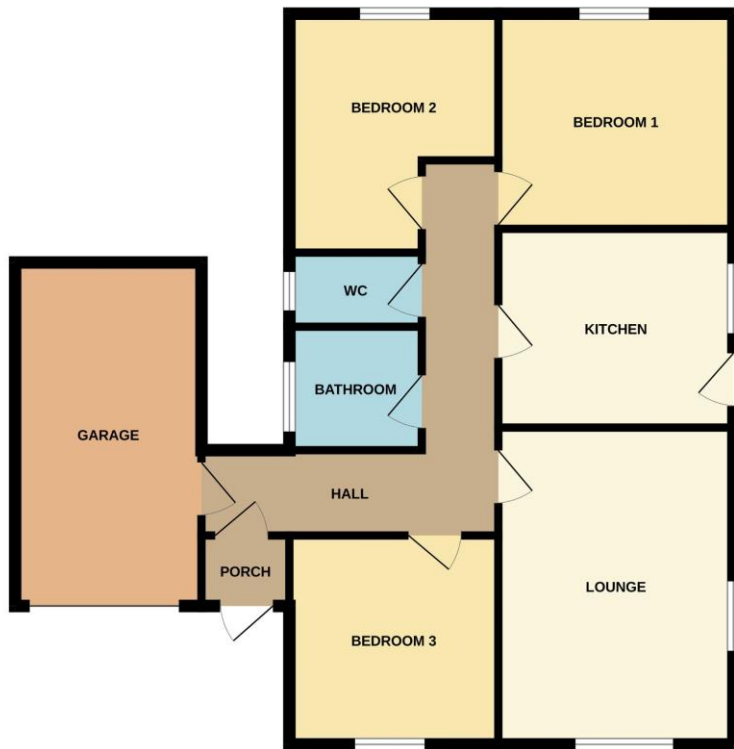
## Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

GROUND FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



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it must be

  
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