



Willsons

'Rosecroft', 8 Eastville Road, Toynton St. Peter

£192,500



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**Willsons**

SINCE 1842



'Rosecroft', 8 Eastville Road,  
Toynton St. Peter, Spilsby,  
Lincolnshire, PE23 5AT

### "AGENT'S COMMENTS"

*An attractive property in a semi-rural village location offering off-road parking, garage with roller shutter door, private enclosed rear garden, oil-fired central heating and uPVC double glazing. The full width living/dining room provides direct garden access via a patio door and has attractive views over the sunny rear garden. No Onward Chain.*

### LOCATION

*Toynton St Peter is a small village offering a church, village hall and is located close to the slightly larger village of Toynton All Saints, which offers a primary school, dog groomers, church and further education college for young people with learning disabilities. The town of Spilsby, three miles to the north, is a market town which offers primary and secondary schools, a range of local shops, supermarkets, doctors, dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston Bus routes and holds a weekly Monday Market as well as a number of clubs for all ages.*



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<https://www.willsons-property.co.uk>



### Front of Property

With concrete driveway, pedestrian gates to both sides of the property leading to the rear garden and property boundaries of walls, hedging and fencing.

### Entrance Porch

4'7" x 3'7" (1.4m x 1.1m )

With fully glazed front door and side panel, doorway leading to entrance hallway and integrated garage, laminated flooring.

### Hallway

13'9" x 9'10" x 3'7" max (4.2m x 3.0m x 1.1m max)

'L' shaped hallway with full height storage cupboard (0.7m x 0.5m) housing the immersion tank, telephone point, radiator, loft hatch and laminated flooring.

### Kitchen

10'9" x 9'2" (3.3m x 2.8m )

With wall and base units, sink with 1.5 bowls and drainer, integrated oven, grill and ceramic hob with extractor hood over, space and plumbing for washing machine, oil fired central heating boiler, window and side door to the right hand side of the property and vinyl flooring.

### Living Room

20'11" x 9'10"x (6.4m x 3.0x)

With television point, two radiators, sliding patio doors leading to the rear garden, window to the rear of the property and laminated flooring

### Bedroom One

14'9" x 10'9" (4.5m x 3.3m)

Dual aspect room with television point, telephone points, radiator, feature bay window to the front of the property, additional window to the right hand side of the property and laminated flooring.

### Bedroom Two

9'10" x 9'10"x (3.0m x 3.0x)

With full-height built-in storage cupboards, radiator, window to the front of the property and carpeted flooring.

### Bathroom

8'6" x 6'6" (2.6m x 2.0)

With wash basin, WC, 'P' shaped bath with electric shower over and glazed shower panel, heated towel rail, fully tiled walls, window to the left hand side of the property and carpeted flooring.

### Rear Garden

Set to lawn with borders of flowers and shrubs, concrete slabbed patio area, area of hardstanding with oil tank, wooden garden shed, pedestrian gates to both sides of the property, property boundaries of fencing and hedging.

### Garage

17'4" x 8'10" (5.3m x 2.7m)

With electric roller shutter door, power and lighting, wooden window to the rear of the property, wooden internal door to front porch and concrete flooring.

### Energy Performance Certificate

The property has an energy rating of E. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 5834-9223-9400-0934-0226

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity and water are connected to the property. Drainage is to a private system. There is an oil fired central heating system installed at the property.

### Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Directions

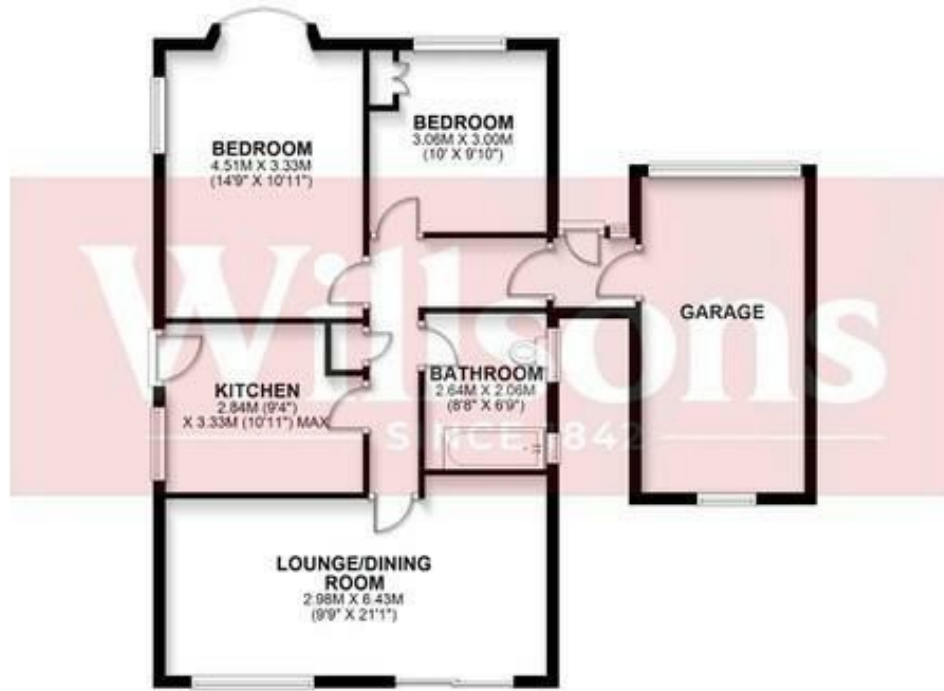
From the A16 between Louth and Boston, turn onto Main Road towards Toynton All Saints, continuing through the village onto Eastville Road and onwards towards the village of Toynton St Peter. The property can be found on the right hand side. What3Words///cars.simmer.squabbles

### Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.



Rosecroft  
Eastville Road  
Toynton St  
Peter  
Spilsby  
PE23 5AT



FLOOR PLAN INC GARAGE

TOTAL AREA: APPROX. 85.0 SQ. METRES (915.0 SQ. FEET)

### FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

