



The Poplars, Great Steeping

£445,000



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Willsons
SINCE 1842

The Poplars, Great Steeping, Spilsby, Lincolnshire, PE23 5PT

"AGENT'S COMMENTS"

This former dairy farmhouse has undergone an extensive scheme of renovations and now provides an exceptionally well presented 'turn key' ready home with a large range of substantially sized outbuildings. With a light and bright finish, this property offers a beautiful farmhouse kitchen complete with original dual stone arch fireplace and living room with wooden floors, both of which have wood-burning stoves. With ground floor bedroom and shower room, uPVC double glazing to all external windows and doors, excluding the external porch and central heating throughout, the property is located on a corner plot with attractive gardens and offers an extended range of former dairy outbuildings suitable for multiple cars, horses or extended storage; a rarity to the market.

LOCATION

Great Steeping is a village in East Lincolnshire with its own primary school, church and heavy horse visitors centre. Situated 8 miles from the larger town of Skegness and approximately 3 miles to the west is the market town of Spilsby, at the foot of the Lincolnshire Wolds approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. Spilsby has both 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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Front of Property

Open plan frontage with wide gravel driveway providing parking for multiple vehicles, areas of lawn, pedestrian gate to the left of the property and wide five-bar gate to the right, with boundaries of brick wall, hedging and fencing.

External Porch

Of brick wall and wooden single glazed window construction with solid wood external door, wall lighting, uPVC internal door to the hallway and tiled flooring.

Living Room

20'4" x 14'5" (6.2m x 4.4m)

With two chimney breast walls, one with inglenook fireplace, tiled surround, hearth, mantle and recently installed wood burning stove, radiator, doors accessing the rear hallway and front stairwell, window to the front of the property and wooden floor boards.

Dining Kitchen

20'0" x 13'9" max (6.1m x 4.2m max)

Triple aspect room with a range of wall and base units with tiled splashback, sink with 1.5 bowls, mixer tap and drainer, Belling range cooker with extractor hood over and corresponding splashback, integrated 60/40 fridge freezer and separate integrated wine refrigerator, integrated dishwasher, chimney breast wall with dual arch brick inglenook fireplace and chimney breast with wood-burning stove, radiator, feature pendant lighting, windows to the front, side and rear of the property and tiled flooring.

Under Stairs Pantry

6'6" max x 2'7" (2.0m max x 0.8m)

With built-in shelving and click flooring.

Utility

16'4" max x 5'2" min (5.0m max x 1.6m min)

With a range of wall and base units with tiled splashback designated to offer separate storage and laundry facilities with full-height storage cupboard housing fuse box, feature radiator, recess downloading, external uPVC stable style door to the rear patio and tiled flooring.

Ground Floor Bedroom

16'4" x 12'5" (5.0m x 3.8m)

Allowing for multigenerational living and of generous proportions with radiator, window overlooking the rear garden and laminate flooring.

Ground Floor Shower Room

7'10" x 5'10" (2.4m x 1.8m)

With low level walk-in shower tray, rainfall shower with handset and glazed enclosure, wash basin vanity unit with mixer tap, vanity mirror with lighting, feature radiator, extractor fan, recessed downlighting, fully tiled walls, window to the rear of the property and tiled flooring.

Bedroom Two

12'1" x 14'9" (3.7m x 4.5m)

With narrow chimney breast wall, radiator, sliding door to the walk-in dressing room, window to the front of the property and carpeted flooring.

Walk-In Dressing Room

6'10" x 5'2" (2.1m x 1.6m)

With window to the front and vinyl flooring.

Landing

6'6" x 6'10" (2.0m x 2.1m)

Wide landing currently utilised as a functional work/office space with over-sized loft access, window to the rear and carpeted flooring .

Bedroom Three

13'9" max x 12'1" (4.2m max x 3.7m)

With chimney breast wall, radiator, window to the front and carpeted flooring.

Bedroom Four

13'5" max x 6'10" (4.1m max x 2.1m)

Dual aspect room with radiator, windows to the side and rear of the property and carpeted flooring.

Bathroom

11'1" x 6'10" (3.4m x 2.1m)

With 'P' shaped bath and rainfall shower over with handset and glazed shower screen, WC, hand basin, airing cupboard housing Ideal gas boiler, towel radiator, recessed down lighting, extractor fan with light, partially tiled walls, window to the rear and tiled flooring.

Gardens

Set to a mixture of well manicured lawn and gravel extending to the side elevation of the property sectioned off by a five-bar gate providing privacy and enclosed boundaries. The garden offers areas of feature planting and screening, Indian sandstone patio and pathways, purpose-built pergola a polycarbonate style roof with a BBQ area one side, wall lighting, discretely concealed Gas LPG tank easily accessible from the bottom of the garden, borders of mature well-maintained flower beds of plants, shrubs and small trees and boundaries of a mixture of hedging and fencing.

Range of Former Dairy Out Buildings

Providing an extensive range of substantially sized outbuildings accessed via a range of doors across the front of the buildings to allow for access to vehicles including caravan, tall van or motorhome, three-phase electrical supply, power, lighting and independent fuse box, Belfast sink, plumbing for washing machine, separate WC, garden store and log store. With a huge amount of different available uses, the main 'garage' has previously accommodated a car collection of up to eight vehicles with further large areas available in addition, this space needs to be viewed to appreciate the scale.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity and water are connected to the property. Heating is via a gas-fired central heating system and wood burning stoves. Drainage is understood to be to a private system.

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.

Energy Performance Certificate

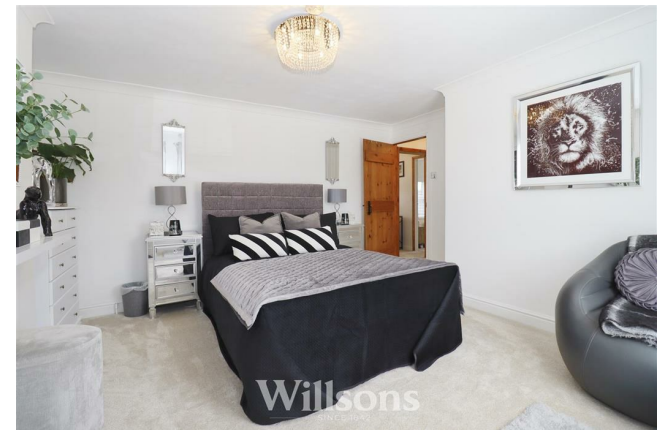
The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 8200-7325-0222-6504-3353

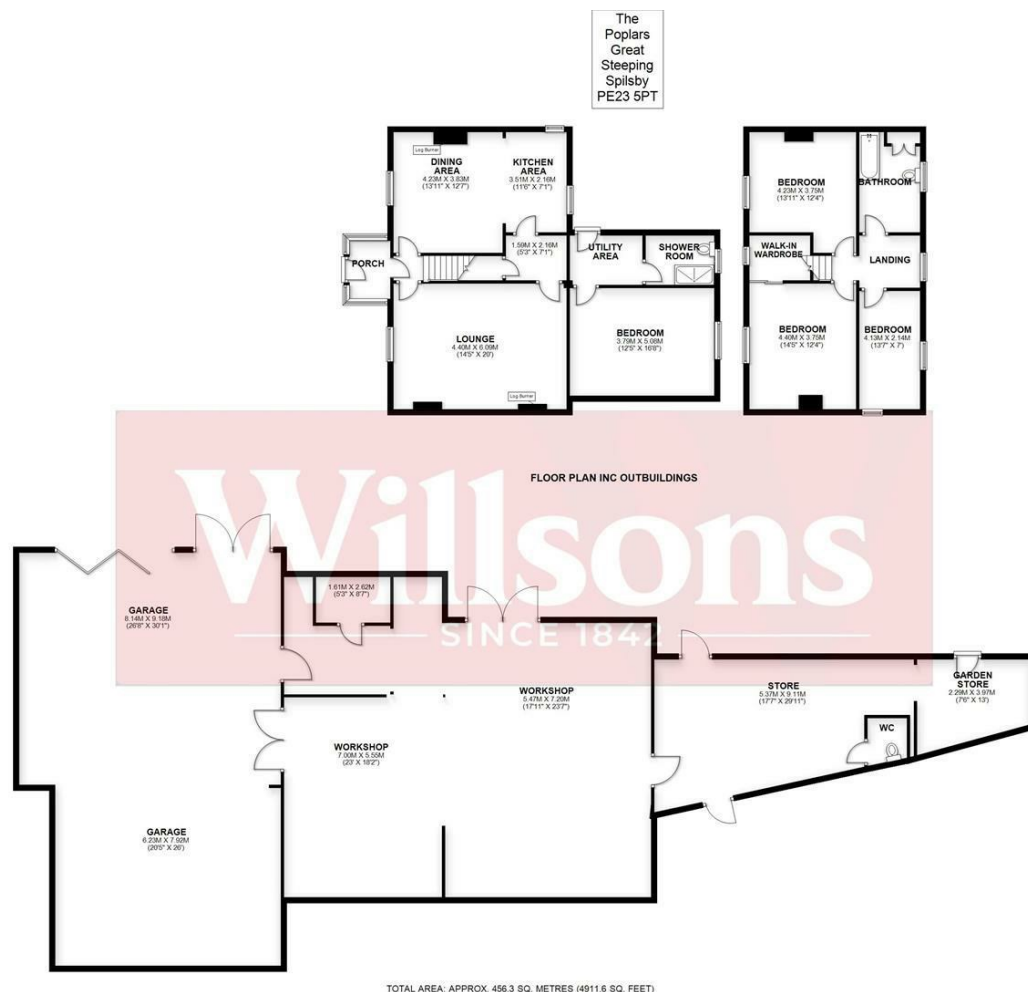
Viewing

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

Directions

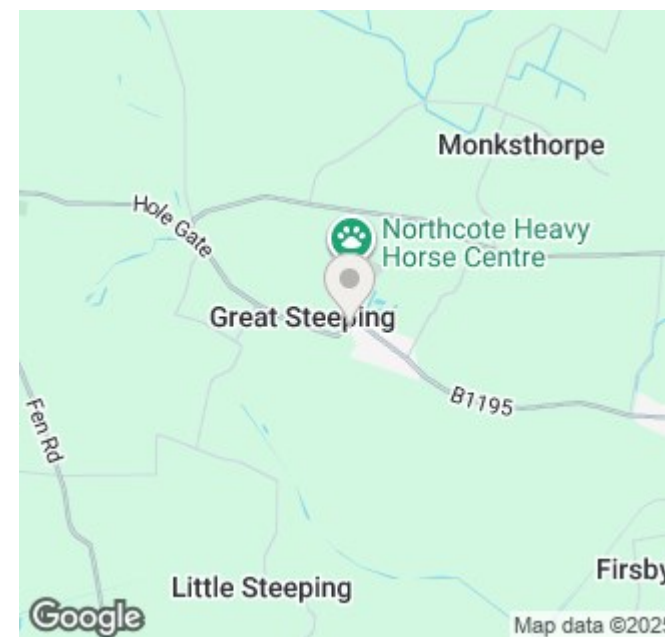
From the main A16 near Spilsby, drive through the town of Spilsby heading east on the B1195 to the village of Holton Holegate and onwards to Great Steeping. On entering the village, continue onto Old Church Lane. The property can be found on the right on the edge of the village.
What3words:///reset.payback.marching





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.

