



Tugela Firsby Road, Great Steeping Spilsby PE23 5QA

welcome to

Tugela Firsby Road, Great Steeping Spilsby

A beautifully presented detached bungalow set within grounds of approximately 1 acre (sts), enjoying a peaceful edge-of-village location with open countryside views to both the front and rear.



A beautifully presented detached bungalow set within grounds of approximately 1 acre (sts), enjoying a peaceful edge-of-village location with open countryside views to both the front and rear. Extensively modernised and enlarged by the current owner, the property features an impressive 28ft open-plan kitchen/family room and a 17ft lounge, both with doors opening onto the expansive rear garden. Offering three bedrooms, two bathrooms, UPVC double glazing, and oil-fired underfloor heating, the home combines modern comfort with spacious, versatile living. The landscaped grounds include flat lawns, multiple seating areas, a pond, ample parking with an "in and out" driveway, a garage, and substantial workshops. Viewing is highly recommended.

Reception Hall

Bedroom One

14' 9" x 11' 8" (4.50m x 3.56m)

Dressing Room

11' 6" x 5' 9" (3.51m x 1.75m)

Ensuite

Bedroom Two

14' x 11' 10" (4.27m x 3.61m)

Bedroom Three

11' 8" x 9' 9" (3.56m x 2.97m)

Bathroom

Kitchen/Family Room

28' 8" x 19' 1" max (8.74m x 5.82m max)

Pantry

6' 10" x 4' (2.08m x 1.22m)

Utility Room

11' x 6' 9" (3.35m x 2.06m)

Cloakroom

Lounge

17' 6" x 14' 8" max (5.33m x 4.47m max)

Exterior

Twin Garage

Front Garden

Rear Garden



view this property online williamhbrown.co.uk/Property/BWB116332



welcome to

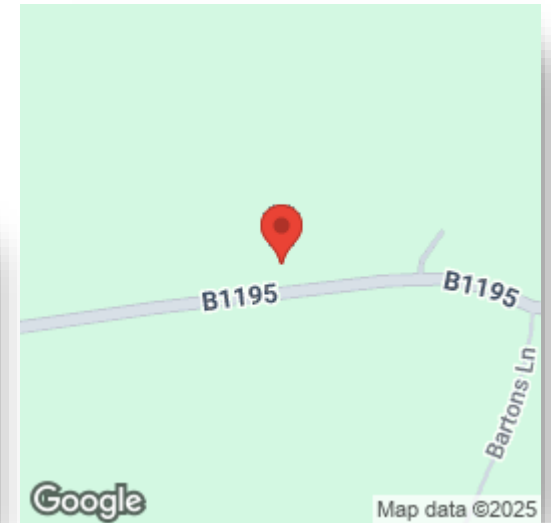
Tugela Firsby Road, Great Steeping Spilsby

- SAT ON ROUGHLY AN ACRE OF LAND (STS)
- LARGE TIMBER WORKSHOPS AT THE REAR OF THE PROPERTY
- LARGE DRIVEWAY WITH TWO ENTRANCES FOR EASE OF ACCES IN AND OUT OF THE PROPERTY
- THREE DOUBLE BEDROOMS
- LARGE OPEN KITCHEN/DINER

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£575,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWB116332



Property Ref:
BWB116332 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01205 351010



Boston@williamhbrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



williamhbrown.co.uk