



Long Acre, Great Steeping, Spilsby

£549,950



Willsons
SINCE 1842

Long Acre,
, Great Steeping, Spilsby,
Lincolnshire, PE23 5QA

"AGENT'S COMMENTS"

A superior detached 4 bedroom Bungalow set in 0.86 acre grounds situated in this edge of rural village location. The accommodation comprises: Wide reception hall, 21' lounge, 23' kitchen diner with island, 4 double bedrooms, conservatory, bath/shower room, utility. Benefitting from Upvc double glazing, Oil fired central heating, sweeping gravelled driveway with ample parking and integral garage, large lawned gardens with patios, wildlife pond, overlooking farmland to the rear.

LOCATION

Great Steeping is a village in East Lincolnshire with its own primary school. A secondary school can be found in the market town of Spilsby approximately 3 miles to the west with grammar and other secondary schools located in Alford & Skegness. Spilsby which holds a weekly market on a Monday has other amenities including a range of local shops including bakers, greengrocers & newsagents, supermarkets, doctor's surgery, dentists, library and a range of pubs and restaurants. There are a number of clubs and societies for all ages.



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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T.01754 896100 | E. skegness@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Accommodation

Upvc double glazed entrance door into the

Reception Hall

44'5" x 6'9" / 4'11" (13.56m x 2.06m / 1.52m)

Having natural wood laminate effect flooring, 2 radiators, recessed cloak and storage cupboard and recessed airing cupboard, coving to ceiling.

Lounge

21'1" x 17'8" max. (6.43m x 5.41m max.)

Upvc double glazed front bow window, 2 radiators, Inglenook style fireplace with feature herringbone brick and electric log burner, TV point, 4 wall light points, a pair of internal glazed doors open into the:

Kitchen Diner

23'3" x 16'0" / 12'0" (7.11m x 4.88m / 3.66m)

Equipped with an extensive range of natural shaker style wall and base units with worksurfaces incorporating inset 1.5 bowl stainless steel single drainer sink with mixer tap, ceramic hob with concealed hood above and electric oven below, matching dresser unit, large central island with matching units, integrated fridge, dishwasher and water softener, Upvc double glazed rear window, bifolding patio doors into the:

Conservatory

15' x 11'2" (4.57m x 3.40m)

Of Upvc double glazed construction on a brick base with polycarbonate roof, tiled floor, door to rear garden.

Bedroom 1

13'10" x 13'10" (4.22m x 4.22m)

Upvc double glazed front window, radiator.

Bedroom 2

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

Upvc double glazed front window, radiator.

Bedroom 3

11'10" x 9'10" (3.61m x 3.00m)

Upvc double glazed rear window, radiator.

Bedroom 4

11'10" x 9'10" (3.61m x 3.00m)

Upvc double glazed rear window, radiator.

Bath/Shower Room

9'2" x 9'3" (2.79m x 2.82m)

Having a corner spa bath, corner shower cubicle with electric shower, wc, wash hand basin with cupboards below, tiled walls and floor, chrome heated ladder style towel rail radiator, Upvc double glazed rear window.

Cloakroom

5'4" x 2'10" (1.63m x 0.86m)

Having wc, tiled walls and floor, Upvc double glazed rear window.

Integral Garage

18'7" x 16'8" (5.66m x 5.08m)

With a large remote controlled sectional front door, Upvc double glazed window to side, electricity consumer unit (replaced March 2023), door to:

Utility Room

11'10" x 10'6" (3.61m x 3.20m)

With cupboards and worksurfaces, inset stainless steel sink with mixer tap and single drainer, plumbing for washing machine, electric cooker point, door to rear garden.

Exterior

Having attractively laid out and spacious front and rear gardens the property is approached via a gated entrance with a sweeping gravelled drive leading to the front parking area and the open canopy over the entrance door. The front garden has a variety of mature trees and shrubs, to one side the property has a five bar hand gate with grassed path leading to the rear garden and to the other side of the property has an open carport with polycarbonate roof and exterior electric socket. At the rear end of the carport is a 5 bar gate giving access to the rear garden which has patios, pergola, GARDEN SHED (16' x 8') of timber construction with light and power, window to the rear and double doors ideal for ride-on mower access. The long lawned rear garden has a wildlife pond, 2 greenhouses and a water stand pipe. To the side of the garden shed is the central heating oil tank and at the far end of the garden is a vegetable plot and having views to the rear over farmland.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity and water are connected to the property. Central heating is via an exterior oil fired central heating boiler installed in 2019 to radiators. Drainage is to a private system.

Local Authority

Council Tax Band 'C' 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 60 D. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 2511-1092-1530-8331-9619.

Viewing

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

Directions

Proceed west out of Skegness on the A158 road towards Lincoln over the Burgh le Marsh roundabout and at Gunby roundabout take the first exit signposted Lincoln. Take the first turning left signposted Bratof/Firsby. At the sharp left bend turn right signposted Great Steeping 1.5, then next left. At the end of the road turn right onto the B1195 whereupon the property will be found on the right hand side.



Ground Floor
Approx. 224.7 sq. metres (2418.5 sq. feet)



Total area: approx. 224.7 sq. metres (2418.5 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.

