



Willsons  
SINCE 1842

Tugela, Firsby Road, Great Steeping, Spilsby

£575,000



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Tugela, Firsby Road,  
, Great Steeping, Spilsby,  
Lincolnshire, PE23 5QA

### "AGENT'S COMMENTS"

*a superior detached bungalow in grounds of 0.98 acres (sts) in an edge of rural village location, extensively upgraded and enlarged by the present owner. Boasting a 28ft open plan kitchen-family room and a 17ft lounge both opening onto the spacious rear garden, 3 bedrooms, 2 bathrooms, Upvc double glazed windows, oil fired underfloor heating, flat lawned grounds with various sitting areas, pond, garage, ample parking with 'in and out' drive and large workshops, overlooking farmland to both front and rear. Must be viewed.*

### 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 butchers, bakers, greengrocers & newsagents, supermarkets, banks, doctor's surgery, dentists, and a range of pubs and restaurants. There are a number club and societies for all ages.*



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

### Accommodation

Upvc double glazed front entrance door opens into:

### Reception Hall

With natural wood style boarded flooring.

### Bedroom 1

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

Upvc double glazed front bay window, Upvc double glazed side window, bamboo style boarded floor. Door to:

### Dressing Room

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

Bamboo style boarded floor, dressing table with matching drawers and shelving to walls.

### Ensuite

11'7" x 5'6" (3.53m x 1.68m)

Equipped with a shower bath with curved screen with electric shower over, wc, wash hand basin with cupboard below, travertine style wall and floor tiles, extractor fan, Upvc double glazed side window.

### Bedroom 2

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

Natural wood style boarded floor, Upvc double glazed front bay window.

### Bedroom 3

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

Upvc double glazed front window, natural wood style boarded floor.

### Bathroom

11'9" x 6'8" (3.58m x 2.03m)

Equipped with a roll top bath set on four feet, corner shower cubicle with waterfall showerhead, wc, wash hand basin, travertine style wall and floor tiles, Upvc double glazed side window, inset ceiling spotlight with integrated extractor fan.

### Kitchen Family Room

28'8" x 19'11"/16'6" (8.74m x 5.84m/5.03m)

Equipped with an extensive range of natural wooden doored base units with kickboard lighting and granite worksurfaces incorporating an electric aga oven range, matching granite topped island, white enamel single drainer sink, integrated dishwasher, travertine style tiled floor, bifold doors opening onto the rear entertaining area.

### Pantry

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

Having travertine style tiled floor.

### Utility

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

With wall and base units with worksurface over incorporating white enamel single drainer sink, space and plumbing for washing machine and dryer, Travertine style tiled floor, Upvc double glazed rear window, Upvc double glazed exterior side door.

### Cloakroom

6'8" x 3' (2.03m x 0.91m)

Having wc with enclosed cistern, Upvc double glazed window, travertine style tiled floor.

### Lounge

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

With open fireplace with natural wooden lintel and wood burning stove, 2 wall light points, natural wood style boarded floor, Upvc double glazed bifold patio doors onto the rear entertaining area.

### Exterior

Having a gravelled 'in and out' drive bounding the front lawned garden with inset trees with a boundary hedge to the front, the drive leads to the:

### Twin Garage

19'3" x 18'8" (5.87m x 5.69m)

Being of concrete sectional construction under a pressed concrete amalgam sheeted roof with 2 up and over doors, light, power and rear entrance door. To the side of the bungalow there is ample car parking for several vehicles with specific concreted parking area a campervan with electric charging point. To the side of the bungalow is a twin metal gate which opens onto a side lawned garden and around to the:

### Rear Garden

With natural slate raised patio, raised resin decked sitting area with gazebo over, pond and further pergola on a paved base. A further pig sty with asbestos roof and a greenhouse. The majority of the grounds are to the rear of the property and are accessed via the kitchen family room or the lounge, being lawned with inset shrubs and leading to the:

### Timber Workshop 1

18'8" x 11'9" (5.69m x 3.58m)

With single glazed windows, exterior door and concrete base, wc.

### Timber Workshop 2

17' x 11'5" (5.18m x 3.48m)

With a pair of double doors, concrete floor, light and power.

### Timber Workshop 3

29' x 14'5" (8.84m x 4.39m)

Having a pair of wooden doors to the end, concrete floor, single glazed window.

### Grounds

The whole property extends to 0.98 acres (sts) and has views to the front and rear over open countryside.

### 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 bio-tech system. Surface water is to an underground crated soakaway system. Central heating is via an oil fired exterior central heating boiler to under-floor heating throughout.

### 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 68D. The full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number: 5034-5525-5300-0989-7202.

### 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 then take the first turning left signposted Bratoft/Firsby at the sharp left bend turn right signposted Great Steeping and 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.

### What3words

Mirror.dupe.gender

### Planning

Potential buyers should be aware that planning application No. S/064/00356/24 to develop 2 properties on the rear section of the garden has recently been refused. A copy of the refusal notice and other documents are available from the selling agents or the East Lindsey District Council Planning Portal.

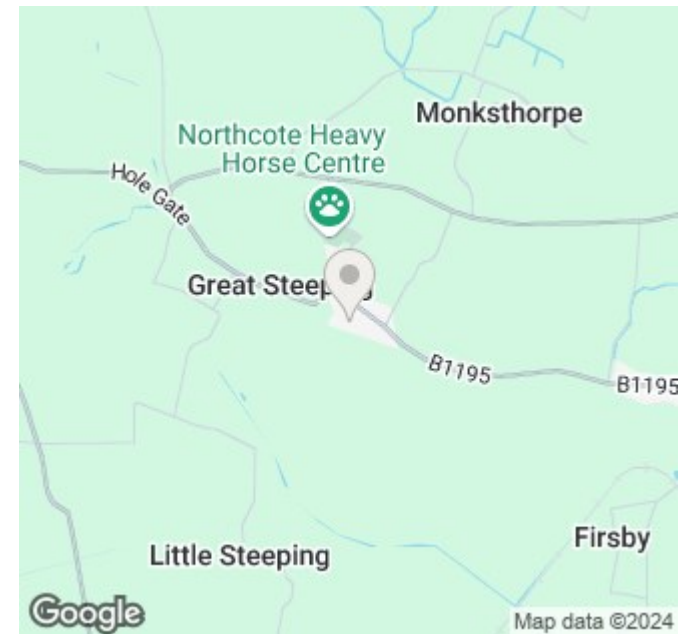




TOTAL AREA: APPROX. 155.5 SQ. METRES (1674.1 SQ. FEET)

### 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.

