



BRITISH
PROPERTY
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2023



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Service Award

2023

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Cragburn

Toynton St. Peter, Spilsby. PE23 5BT

BELL



Cragburn

Toynton St Peter, Spilsby

Cragburn is a detached, two bedroom family home – uPVC double glazed throughout – providing spacious accommodation on a generous plot. With two front reception spaces, south facing, alongside breakfast kitchen; the ground floor is completed by shower room leading off the inner hall, and a side porch. The first floor comprises two bedrooms (one with en suite bathroom and reduced height store) plus a further store, with restricted headroom.

The gardens are laid to lawn with a range of trees and shrubs throughout, and stand alongside a single garage and workshop / further garaging.

ACCOMMODATION

Entered to the front through wood single glazed stable style door to:

Entrance Hallway with uPVC double glazed windows to side aspect; carpeted staircase to first floor. Tiled floor, wall lights. Door to:

Breakfast Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop with space and connections for electric cooker; under counter washing machine, dryer, fridge and freezer. Stove to chimney breast with over mantle, tiled flooring electric heater, ceiling light and power points. Doors to rear lobby and to:

Dining Room having uPVC double glazed window to front aspect; log burning stove inset to exposed brick arched surround with tiled hearth, wood effect flooring, TV point, wall lights and power points. Open doorway to understairs storage space, arched wood door to stairwell, further door to:





Living Room having uPVC double glazed window to front aspect; exposed brick fireplace with shelving above, wood effect flooring, TV and telephone points, wall lights and power points. Wood windowed door to:

Rear Lobby with built in shelving space beneath brick arch, tiled floor, wall lights and power points. Double doors to storage space, wood door to:

Shower Room having uPVC obscure double glazed window and further window to rear aspect; shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Exposed brick and oak finished bench seat / ottoman style storage space, tiles to walls and floor, fan and ceiling lights.

First Floor

Landing with carpeted floor, ceiling light. Doors to further accommodation including:

Master Bedroom with uPVC double glazed window to front; wood flooring, built in wardrobe space, loft access hatch, ceiling light and power points. Door to:

En-suite Bathroom having uPVC double glazed window to side aspect; bath with tiled surround, pedestal wash hand basin and low level WC. Tile effect flooring, heated towel rail, wall light. Door to Storage Space with uPVC double glazed window to rear, carpeted floor and wall light.

Bedroom with uPVC double glazed window to front with wooden shutters; wood flooring, loft access hatch, ceiling light and power points.

Bedroom / Store with uPVC double glazed window to side aspect; exposed brick chimney breast, alcove shelving, carpeted floor, ceiling and wall lights and power points.

OUTSIDE

The property boasts lawned spaces to the front and rear, contained largely by established hedging, alongside mature trees. From the front leads a driveway, providing off road parking, and continuing to the **Single Garage** with up and over door, light, power, personnel door to side.

To the other side stands a further Workshop / Garage with double doors, lights and power.





East Lindsey District Council – Tax Band: B ENERGY PERFORMANCE RATING: tbc

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SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

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