



**BRITISH
PROPERTY
AWARDS**

2023



GOLD WINNER

ESTATE AGENT
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**Gold Trusted
Service Award**

2023

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At Last

Eastville Road, Toynton all Saints, Spilsby. PE23 5AJ

BELL



At Last, Eastville Road, Toynton all Saints, Spilsby

At Last is a spacious two-bedroom bungalow, set back from the road with private gardens to the front and rear. Requiring a scheme of modernisation, the property enjoys large living room and kitchen spaces; alongside family bathroom and separate W/C. Accommodation is complete with a single garage, car port and driveway parking.

Toynton All Saints, home to a respected primary school, lies approx. two and a half miles from the well serviced market town of Spilsby.

ACCOMMODATION

Entrance Porch with uPVC obscure double glazed side entrance door with matching side panel; built in storage space, tiled floor and ceiling light. Wood obscure single glazed door with matching side panel to:

Hallway with built in storage spaces, carpeted floor, loft access hatch, built in storage space, carpeted floor, loft access hatch, telephone point, ceiling lights and power point. Doors to accommodation including:

Kitchen having uPVC double glazed windows to front and side aspects; a good range of storage units to base and wall levels, circular sink and drainer inset to roll edge worktop with space and connections for under counter washing machine, fridge and freezer, four ring hob beneath extractor canopy, Electrolux oven and grill. Tile effect flooring, breakfast bar, ceiling light and power points.





Living Room having uPVC double glazed bay window to front, window to side aspect; log burning stove on stone hearth, carpeted floor, TV point, ceiling light and power points.

Bathroom having uPVC obscure double glazed window to side aspect; panel bath with Triton electric shower over, wash hand basin inset to vanity unit, tile effect flooring, tiles to walls, heated towel rail and ceiling light.

Separate Toilet with uPVC obscure double glazed window to side aspect; low level WC, tiled flooring and ceiling light.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, ceiling light and power points.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, ceiling light and power points.

OUTSIDE

The property is approached to the front up a concrete driveway, with turnaround / parking bay space, which continues beneath car port and to the **Single Garage** with up and over door, light and power.

The front and rear gardens are laid to lawn with a range of established flowers; the boundaries contained predominantly by hedging, with some mixed fencing.



East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: F

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.

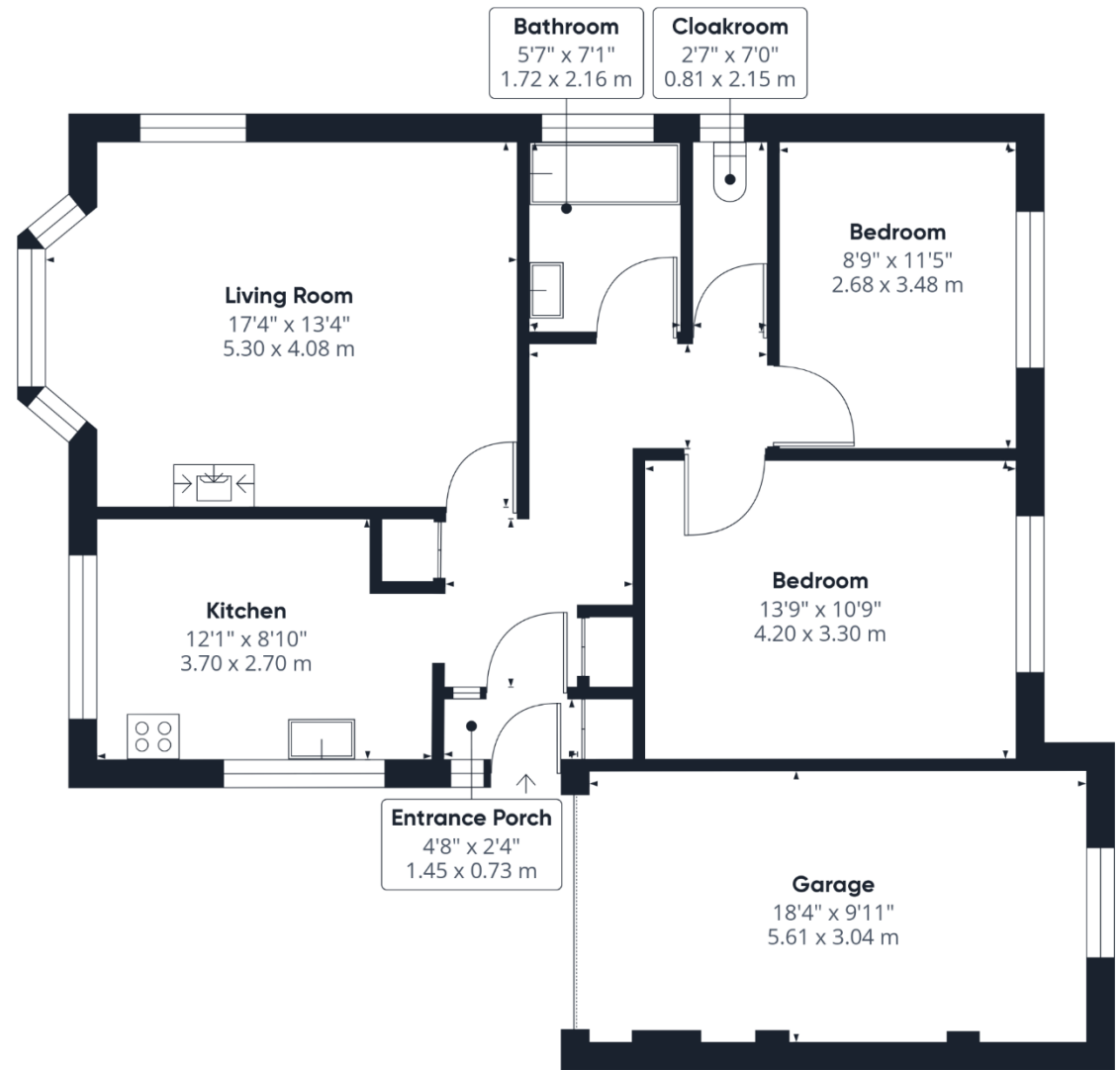
VIEWING: By arrangement with the agent's Horncastle Office...

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