



BRITISH
PROPERTY
AWARDS

2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN HORNCastle



Field View

Station Road, Little Steeping, Spilsby, Lincolnshire. PE23 5BQ

BELL



Field View

Little Steeping, Spilsby

Fieldview is a three-bedroom dormer bungalow enjoying a generous garden and beautiful Easterly and Westerly open field views. Comprising dual-aspect Living Room, Conservatory, Dining Kitchen and Utility, the living accommodation is spacious, sitting alongside a ground floor master bedroom with two more located to the dormer level.

The property is complete with double garage and a separate trio of workshop/stores.

ACCOMMODATION

Entrance Hallway with uPVC double glazed obscure front entrance door with window alongside, staircase up to first floor, carpeted floor, radiator, ceiling light and power points.

Lounge having uPVC double glazed bow window to front and window to rear aspect; gas fire (LPG) set to tiled surround, carpeted floor, TV point, ceiling and wall lights and power points. Wood double doors with windows alongside to:

Conservatory having uPVC double glazed windows to front side and rear, patio door to front aspect; pitched roof with ceiling fan, tiled flooring and power points.

Bathroom having uPVC double glazed window to side aspect; corner shower cubicle with tiled surround, wash hand basin set to roll edge worktop and low level WC. Tiles to walls and floor, heated towel rail and ceiling light.





Kitchen having uPVC double glazed window to rear aspect; 1 1/2 bowl sink and drainer set to roll edge worktop with space and connections for upright fridge freezer, Hotpoint oven and grill, induction hob beneath extractor canopy. Tile effect flooring, ceiling light and power points. uPVC double glazed obscure door to:

Utility having uPVC double glazed patio door to side with uPVC double glazed windows to side and rear aspects; polycarbonate roof, carpeted floor, space and connections for washing machine and dryer, sink and drainer to storage unit. Carpeted floor and ceiling light. Door to double garage.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, built in bedroom furniture including wardrobe storage and drawers, radiator, ceiling light and power points.

First Floor

Gallery Landing with double glazed skylight to rear aspect; louvre door built in airing cupboard, carpeted floor, loft access hatch, ceiling spotlights. Doors to first floor accommodation.

Bedroom with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling lights and power points.

Bedroom with uPVC double glazed window to side aspect; carpeted floor, built in eaves storage, radiator, ceiling lights and power points.

OUTSIDE

The property is approached to the front via a concrete driveway flanked by hedging, opening out to driveway and turnaround space, and leading to the **Double Garage** with up and over doors to front (one electric), uPVC double glazed obscure door to side, uPVC double glazed windows to side and rear, carpeted floor, Worcester oil fired boiler, light and power. Wood sliding door to WC.





Opposite, standing beside gravelled beds with mature shrubs set, is a more modern brick and tile **Outbuilding** accessed to side through uPVC double glazed patio door with window alongside to the first of three **Workshop / Stores** with uPVC windows without, light and power.

The front garden is laid to paving, with a small centre pond and shrubs throughout. With hedge containing the front, the garden looks across the open fields to the west and enjoys afternoon sunshine. To the rear of the property is further patio seating space, with a similar easterly view.

The main garden is situated to the south side of the property, with gate beneath arch in brick wall leading from the front to the lawn. Laid before the conservatory and circled by a path which leads to mature borders and another small pond, the lawn leads down to a path beneath a timber pergola to the once beautifully landscaped gardens, with a busy orchard and various flowers and shrubs. This space needs a little care and attention to restore what has evidently been a most beautiful space.

Please note there are proposals for overhead power lines to be installed between Grimsby and Walpole within the county. Purchasers should satisfy themselves as to whether they may be a consideration.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: F

**Main water, electricity. Oil fired heating
Private drainage system.**

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

Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 20.3.2025





DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;

- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.

- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Approximate total area⁽¹⁾

2441.91 ft²

226.86 m²

Reduced headroom

132.6 ft²

12.32 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

