



**HUNTERS**<sup>®</sup>  
EXCLUSIVE

Ings Lane, Little Steeping, Spilsby, PE23 5BJ

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Asking Price: £295,000

Pleasant and very well presented three bedroom detached bungalow set in the popular village of Little Steeping with views to the surrounding farmland.

### **LOCATION**

This property is approximately 4 miles from the market town and shopping centre of Spilsby and approximately 14 miles from the coastal resort of Skegness. The village has a public house that serves food. To the north and west lie the Lincolnshire Wolds, much of which are designated 'An area of Outstanding Natural Beauty

**EPC – E**

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**ENTRANCE PORCH**

With double glazed door and double glazed window.

**HALLWAY**

With built in cloaks cupboard and airing cupboard and two storage cupboards, door to cloakroom and central heating radiator.

**LIVING ROOM**

*6.78m (22' 3") x 3.78m (12' 5")*

Spacious room with double glazed windows to two aspects, central heating radiator and electric fire.

**BREAKFAST KITCHEN**

*3.61m (11' 10") x 3.12m (10' 3")*

Fitted kitchen with laminate worktops with cupboards under, eye level cupboards, Lamona oven and hob, sink unit, double glazed window and door to the conservatory.

**CONSERVATORY**

*3.45m (11' 4") x 3.61m (11' 10")*

Of brick and upvc construction.

**BATHROOM**

With shower, vanity unit with wash basin, low flush w.c., heated towel rail, double glazed window and storage unit.

**BEDROOM ONE**

*3.78m (12' 5") x 3.05m (10' 0")*

With central heating radiator and double glazed window to the front aspect.

**ENSUITE**

With low flush w.c., vanity unit with wash basin, double glazed window and tiled flooring.

**BEDROOM TWO**

*2.79m (9' 2") x 3.25m (10' 8")*

With central heating radiator and double glazed window to the rear elevation.

**BEDROOM THREE**

*3.81m (12' 6") x 2.72m (8' 11")*

With central heating radiator and double glazed window to the rear elevation.

**UTILITY AREA**

*2.72m (8' 11") x 2.41m (7' 11")*

With laminate work surface, plumbing for washing machine and space for dryer and double glazed window.

**GARAGE/WORK AREA**

*3.07m (10' 1") x 2.69m (8' 10")*

Converted garage into a partitioned work and utility area.

**OUTSIDE**

The bungalow is approached over a driveway providing parking for several vehicles, gardens to the front and rear comprising lawns, ponds, flower beds, variety of fruit trees, raised beds, vegetable plot, timber shed 14' x 8' and patio area with great views to the open countryside.

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**TENURE**

The property is understood to be freehold.

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 01790 752151

**OPENING HOURS:**

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 12.00pm

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.











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