



The Jays, Sandy Lane

Great Steeping, Spilsby

Enjoying a pleasant village location, this well presented three-bedroom semi-detached bungalow offers spacious, easy-to-maintain accommodation, ample off-road parking, a garage and an enclosed rear garden. A fantastic opportunity for those seeking peaceful village living, with the added benefits of oil-fired central heating and double glazing throughout. The accommodation comprises an entrance hall, a spacious lounge, fitted kitchen, three well-proportioned bedrooms and a family bathroom.

Great Steeping is an attractive rural village nestled on the edge of the Lincolnshire Wolds, offering a peaceful setting surrounded by open countryside. The village has a strong community spirit and benefits from a primary school, village hall, parish church and playing field, while everyday amenities can be found in nearby Spilsby, just a few miles away. The larger coastal resort of Skegness is also within easy reach, providing a wide range of shopping, leisure and entertainment facilities, as well as its award-winning sandy beaches. The surrounding countryside offers excellent opportunities for walking, cycling and wildlife watching, making Great Steeping an ideal location for those seeking a quieter pace of life whilst remaining well connected to neighbouring towns and the Lincolnshire coast.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

 **NEWTON FALLOWELL**





ACCOMMODATION

Part glazed side entrance door with side screen through to the:

ENTRANCE HALL

Having coved ceiling, radiator, built-in cupboard and access to half boarded roof space with shelves and light.

LOUNGE

17' 2" x 10' 10" (5.23m x 3.31m)

Having window to rear elevation, coved ceiling, radiator and built-in display shelving to one wall.



KITCHEN

15' 11" x 11' 3" (4.84m x 3.42m)

Having window to rear elevation, part glazed door with side screen to side elevation and wood effect flooring. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under, cupboards over. Work surface return with cupboard & drawers under, cupboards over and mosaic tiled breakfast table to side. Further work surface return with inset electric hob, cupboards & drawers under, cupboards & extractor over, tall unit to side housing integrated electric oven with cupboard & drawer under, cupboard over. Built-in cupboard with sliding doors with space & plumbing for automatic washing machine and housing the oil fired boiler providing for both domestic hot water & heating. Tall unit with kickboard heater and space for upright fridge/freezer to side.



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BEDROOM ONE

11' 0" x 9' 11" (3.35m x 3.02m)

Having window to front elevation, coved ceiling, radiator and built-in wardrobes to one wall with sliding doors.

BEDROOM TWO

9' 11" x 9' 7" (3.03m x 2.92m)

Having window to front elevation, coved ceiling and radiator.

BEDROOM THREE

8' 4" x 7' 9" (2.55m x 2.37m)

Currently used as a dining room and having window to side elevation, coved ceiling and radiator.

BATHROOM

8' 2" x 4' 8" (2.50m x 1.42m)

Having window to side elevation, heated towel rail, tiled walls, tiled floor, panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin on vanity unit with cupboard under.





EXTERIOR

To the front of the property there is lawned garden. A gravelled driveway provides ample off-road parking and extends down the side of the property to the:

GARAGE

17' 11" x 9' 6" (5.45m x 2.89m)

Having up-and-over door, service door to garden, light and power.

REAR GARDEN

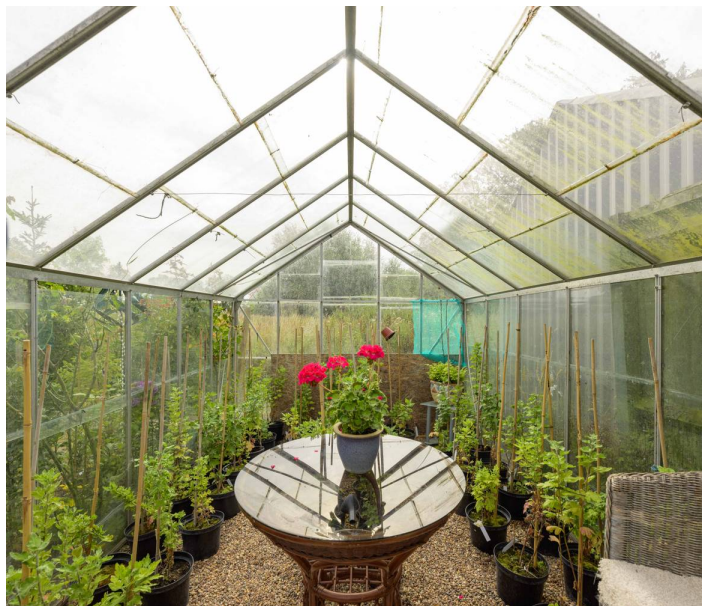
Being enclosed and having a paved patio area, lawned garden with established borders and central bed. There is also a 15' x 10' greenhouse and a further 12' x 8' greenhouse.

SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band B.



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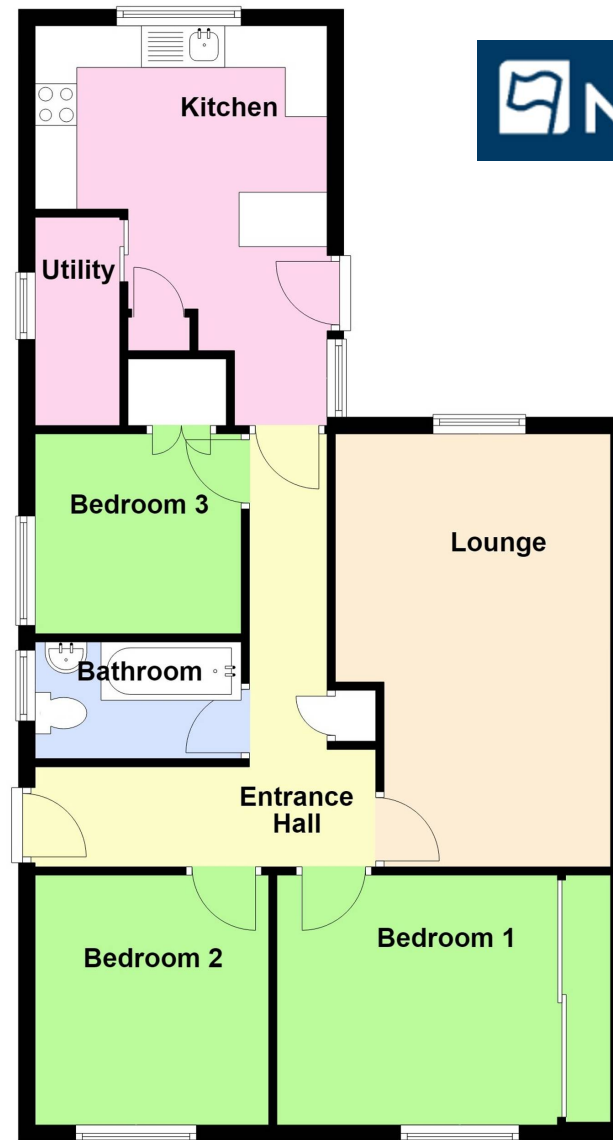
MATERIAL INFORMATION

The vendors have advised that the property experienced flooding in 2019. During the flooding event in 2023, flood water reached the front garden but did not enter the bungalow.

A drainage dyke runs behind the property and, following the flooding events, the Drainage Board has undertaken significant improvement works, including deepening the dyke and carrying out further flood prevention measures along the lane. The vendors understand these works were completed to help improve drainage and reduce the likelihood of future flooding.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



Total area: approx. 74.4 sq. metres (801.2 sq. feet)

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