

NEWTON FALLOWELL

# 4 Hill Top Close, Toynton All Saints - PE23 5BS

£625,000

# 4 Hill Top Close

## Toynton All Saints, Spilsby

An exceptional and individually designed barn-style detached home, offered for sale with NO CHAIN, forming part of an exclusive development of just four bespoke properties by award-winning local builders Holdsworth Homes Ltd. Occupying a generous plot, this distinctive home combines characterful architecture with contemporary styling, versatile accommodation and impressive energy-efficient features.

The thoughtfully arranged accommodation extends to an entrance hall, stunning dining kitchen, utility room, cloakroom, spacious lounge with multi-fuel burner, study and two ground-floor bedrooms served by a Jack-and-Jill en-suite. To the first floor are two further bedrooms, both enjoying attractive vaulted ceilings, together with a family bathroom.

Outside, a generous gravelled driveway provides extensive off-road parking and leads to a detached double garage. The attractive enclosed rear garden offers a combination of lawn, patio and timber decking, complemented by ornamental planting and a detached garden cabin, creating an ideal setting for relaxation and entertaining.

Further benefits include an air source heat pump providing underfloor heating to the ground floor and radiators to the first floor.

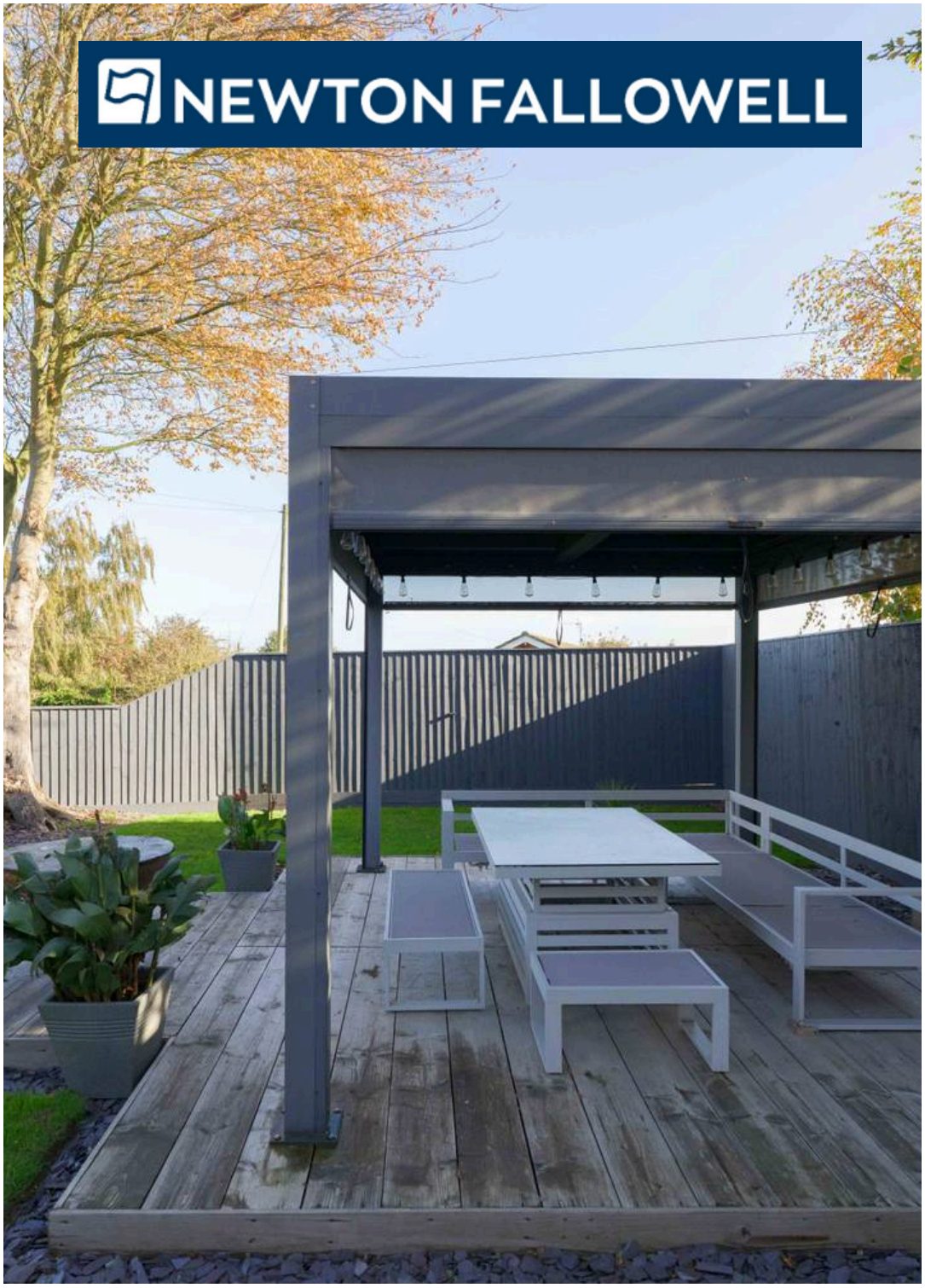
Situated in the pleasant village of Toynton All Saints, approximately 1½ miles from the well-serviced market town of Spilsby, the property enjoys a peaceful village setting with convenient access to a range of retail, social and educational facilities. Toynton All Saints itself offers a village school, village hall and church, combining rural charm with everyday convenience.

Council Tax band: E

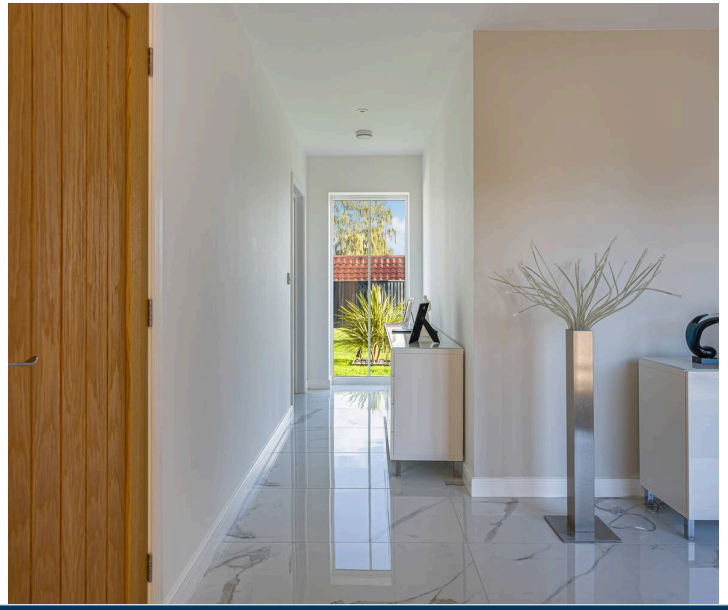
Tenure: Freehold

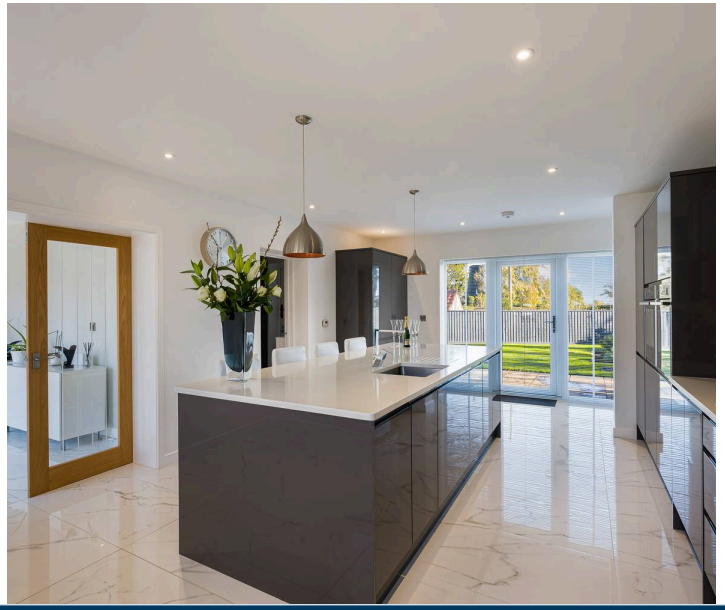
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B









**ACCOMMODATION**

Glazed entrance door with full height screens to either side through to the:

**ENTRANCE HALL**

Having window to front elevation, full height window to side elevation, inset ceiling spotlights, tiled floor with underfloor heating and built-in cupboard. Glazed double doors through to the:

**DINING KITCHEN**

22' 2" x 13' 9" (6.76m x 4.19m)

Having two windows to side elevation, glazed door with full height screens to other side elevation, inset ceiling spotlights and tiled floor with underfloor heating. Fitted with a range of base & wall units with quartz work surfaces & upstands comprising: induction hob inset to work surface, cupboards & drawers under, cupboards & extractor over, range of tall units to side incorporating two integrated Neff electric ovens. Island unit with undercounter sink & mixer tap inset to work surface with cupboards & integrated wine cooler under and breakfast bar to one side. Further tall units housing two AEG frost free upright fridge/freezers.

**UTILITY**

8' 8" x 7' 4" (2.65m x 2.23m)

Having part glazed stable style door to side elevation, inset ceiling spotlights, tiled floor with underfloor heating, work surface with cupboards space & plumbing for automatic washing machine & tumble dryer under, cupboards over and tall units to one wall.

**CLOAKROOM**

8' 7" x 2' 11" (2.62m x 0.90m)

Having window to side elevation, tiled floor with underfloor heating, close coupled WC and hand basin.

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**LOUNGE**

22' 3" x 22' 2" (6.78m x 6.75m)

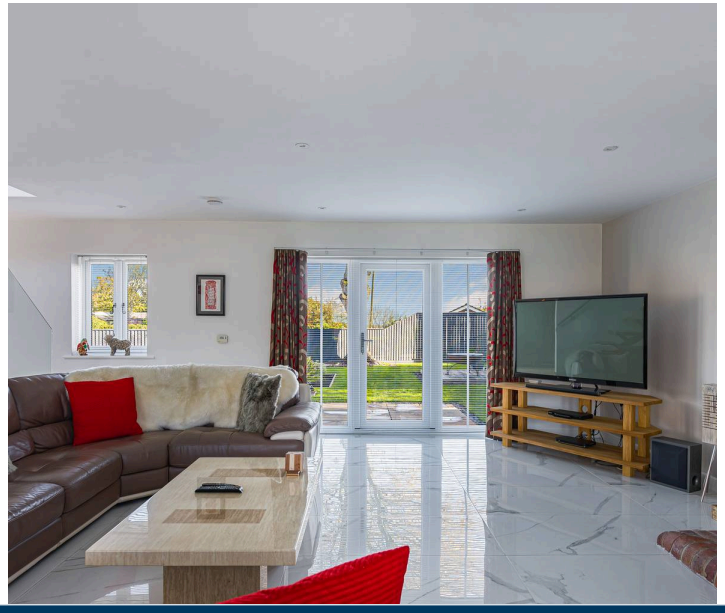
A spacious and contemporary lounge featuring a stylish multi-fuel burner set on a brick hearth, creating an attractive focal point. The room benefits from windows and part-glazed doors with full-height side screens to both side elevations, allowing plenty of natural light. Further features include a striking staircase rising to the first floor, inset ceiling spotlights and tiled flooring with underfloor heating.

**STUDY**

9' 7" x 7' 10" (2.93m x 2.40m)

Having window to front elevation and tiled floor with underfloor heating.







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**BEDROOM ONE**

18' 0" x 14' 0" (5.49m x 4.27m)

Having window & french doors to rear elevation, inset ceiling spotlight and tiled floor with underfloor heating.

**JACK & JILL EN-SUITE**

8' 11" x 4' 8" (2.73m x 1.43m)

Having tiled floor with underfloor heating, tiled walls, large walk-in shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

**BEDROOM TWO**

Having french doors with full height side screens to side elevation, inset ceiling spotlights and tiled floor with underfloor heating.

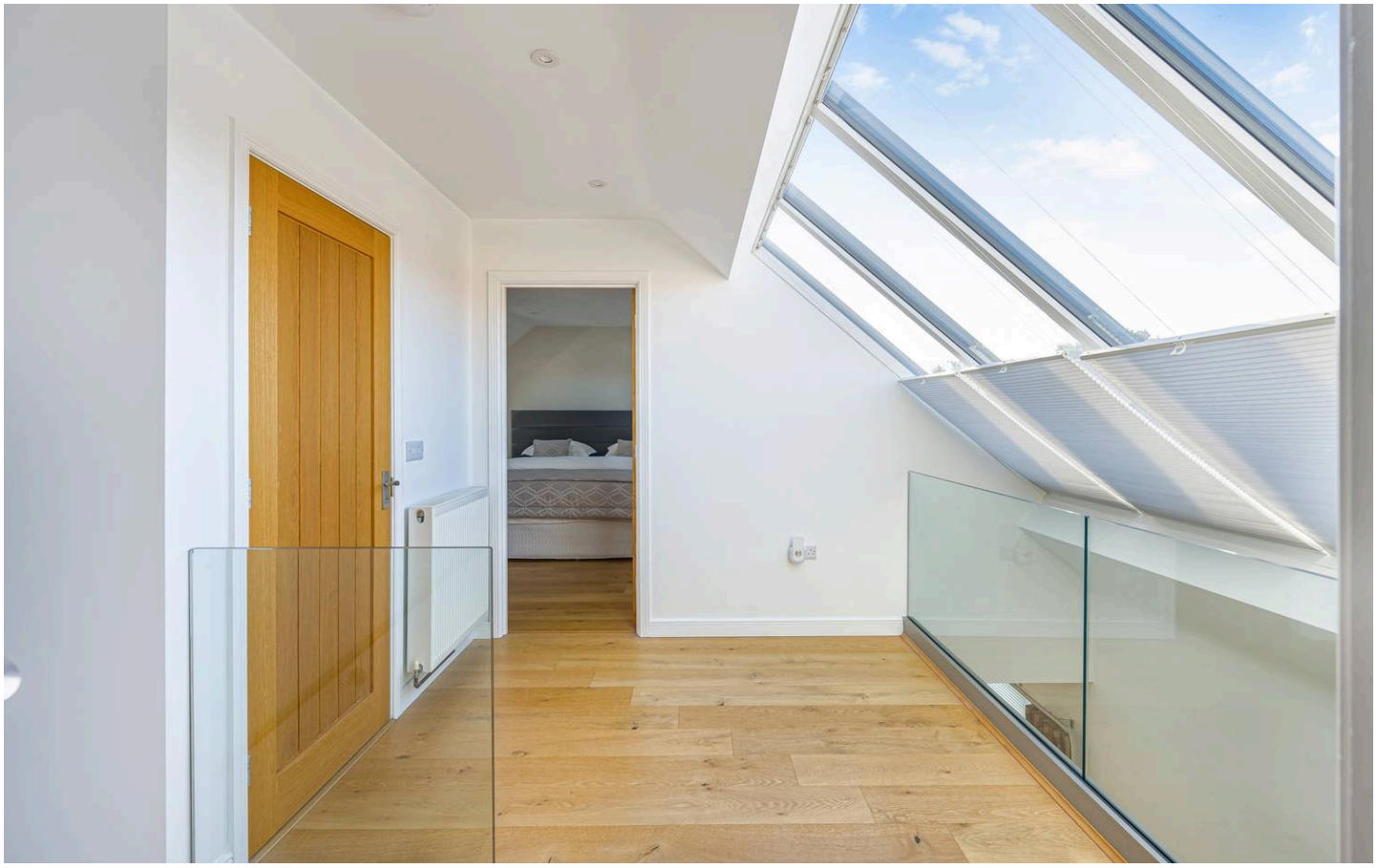
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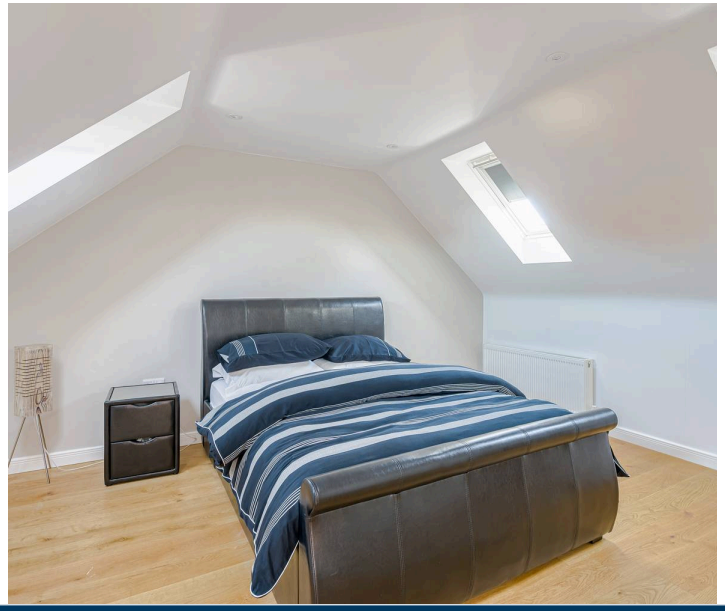
**FIRST FLOOR LANDING**
A bright and spacious first-floor landing featuring attractive oak flooring, contemporary glass balustrades and an impressive expanse of roof glazing, allowing natural light to flood the space.

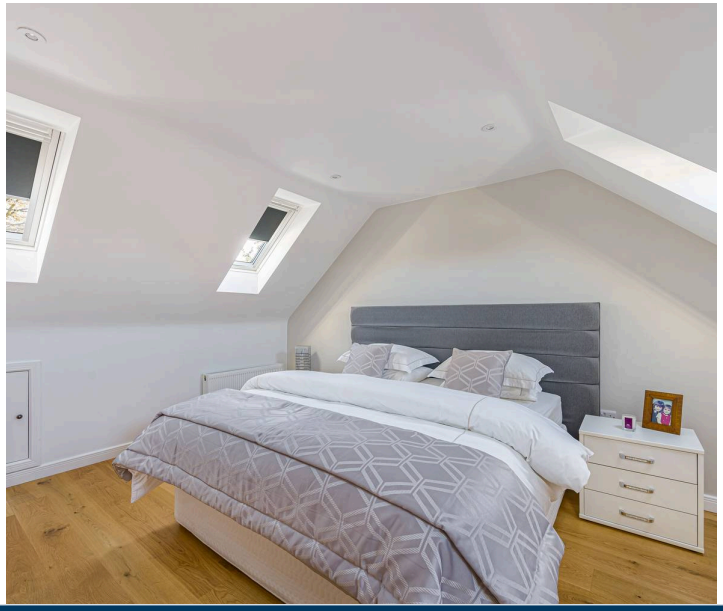
**BEDROOM THREE**
15' 0" x 14' 4" (4.56m x 4.38m)
Having four roof windows, inset ceiling spotlights, radiator and oak flooring.

**BEDROOM FOUR**
15' 0" x 12' 5" (4.56m x 3.79m)
Having four roof windows, inset ceiling spotlights, radiator and oak flooring.

**BATHROOM**
6' 7" x 5' 10" (2.00m x 1.77m)
Having roof window, heated towel rail, radiator, tiled floor, textured wall tiling, shaped bath with mixer shower fitting & anti-splash screen over, WC with concealed cistern and pedestal hand basin.







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**EXTERIOR**

A private road off the main road leads to driveway which provides off-road parking leading to the:

**DOUBLE GARAGE**

19' 5" x 19' 2" (5.92m x 5.85m)

Having two roller doors, rear service door, light and power. The front garden is attractively landscaped with a neat shaped lawn with feature yukkas.

**REAR GARDEN**

The property enjoys a beautifully landscaped rear garden, featuring an extensive lawn, paved patio seating areas and a raised timber decking area with pergola over, ideal for outdoor entertaining. Attractive beds planted with ornamental shrubs and yukkas add interest, whilst a detached cabin provides a versatile additional space overlooking the garden.

**CABIN**

15' 9" x 12' 5" (4.79m x 3.78m)

Of timber construction and having french doors & windows to the front, wood flooring, bar area, light and power.

**THE PLOT**

The property occupies a plot of approximately 0.22 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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**SERVICES**

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving underfloor heating to the ground floor and radiators to the first floor. The current council tax is band E.

**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.

**AGENT'S NOTES**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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Total area: approx. 219.6 sq. metres (2363.4 sq. feet)


# Newton Fallowell Estate Agents

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