



Wold View Cottage, Station Road, Little Steeping, PE23 5BQ



3



1



3

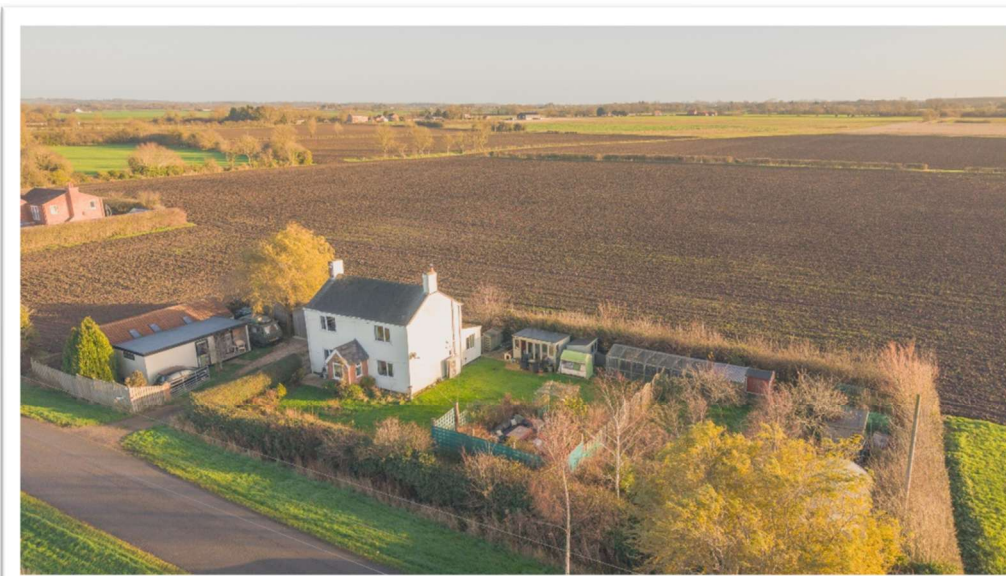
Nestled at the foot of the picturesque Lincolnshire Wolds, this charming detached home enjoys an idyllic setting on the edge of the highly sought-after village of Little Steeping. Surrounded by unspoilt countryside and set within a generous plot of approximately 0.3 acres (STS), the property offers a rare opportunity for those seeking peace, privacy and a beautiful rural way of life.

Brimming with character, the home provides over 1,200 sq. ft. of well-presented living space. The ground floor features an inviting entrance porch, a cosy lounge with a multi-fuel burner, a dedicated dining room, a fitted kitchen, an inner hall, a useful utility/WC, a study and a rear entrance porch. Upstairs, you'll find three comfortable bedrooms and a modern shower room, perfect for family living or visiting guests.

Outside, the property is surrounded by attractive lawned gardens, with ample off-road parking on the driveway. A double garage, substantial brick-built workshop, office and versatile studio offer excellent potential for hobbies, storage or home-working.

Further benefits include double glazing throughout and efficient heating via an air-source heat pump, ideal for keeping running costs low.

This delightful home blends rural tranquillity with practical modern comforts, making it a wonderful retreat in a truly enviable location.



Freehold

Offers in excess of £365,000



Key Features

- Detached house
- Three bedrooms
- Lounge, dining room & study
- Fitted kitchen & utility/WC
- Driveway & double garage
- Large workshop, office & studio
- Plot approx. 0.3 acre (STS)
- Open views
- EPC rating D



ACCOMMODATION

Part glazed entrance door through to the:

PORCH

Having windows to front & side elevations and further door to the:

HALL

Having staircase rising to first floor.

LOUNGE

3.66m x 3.61m (12'0" x 11'10")

Having window to front elevation, coved ceiling, radiator and fireplace recess with inset multi-fuel burner.

DINING ROOM

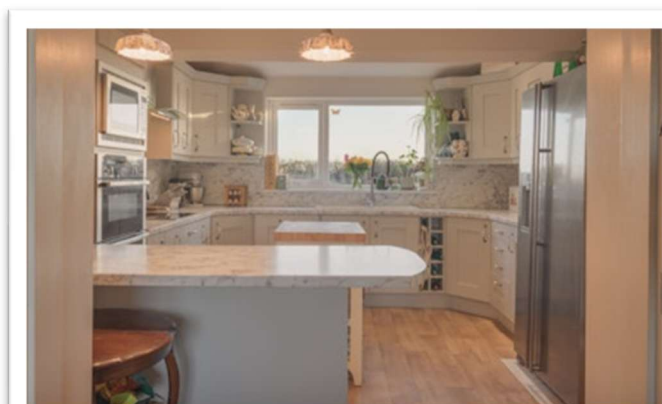
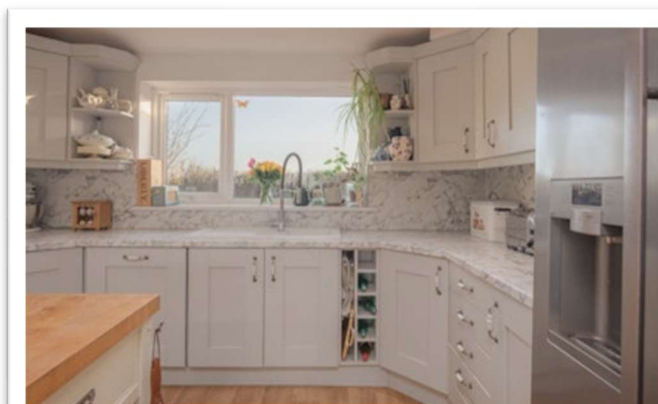
3.66m x 3.35m (12'0" x 11'0")

Having window to front elevation, coved ceiling with inset ceiling spotlights and radiator.

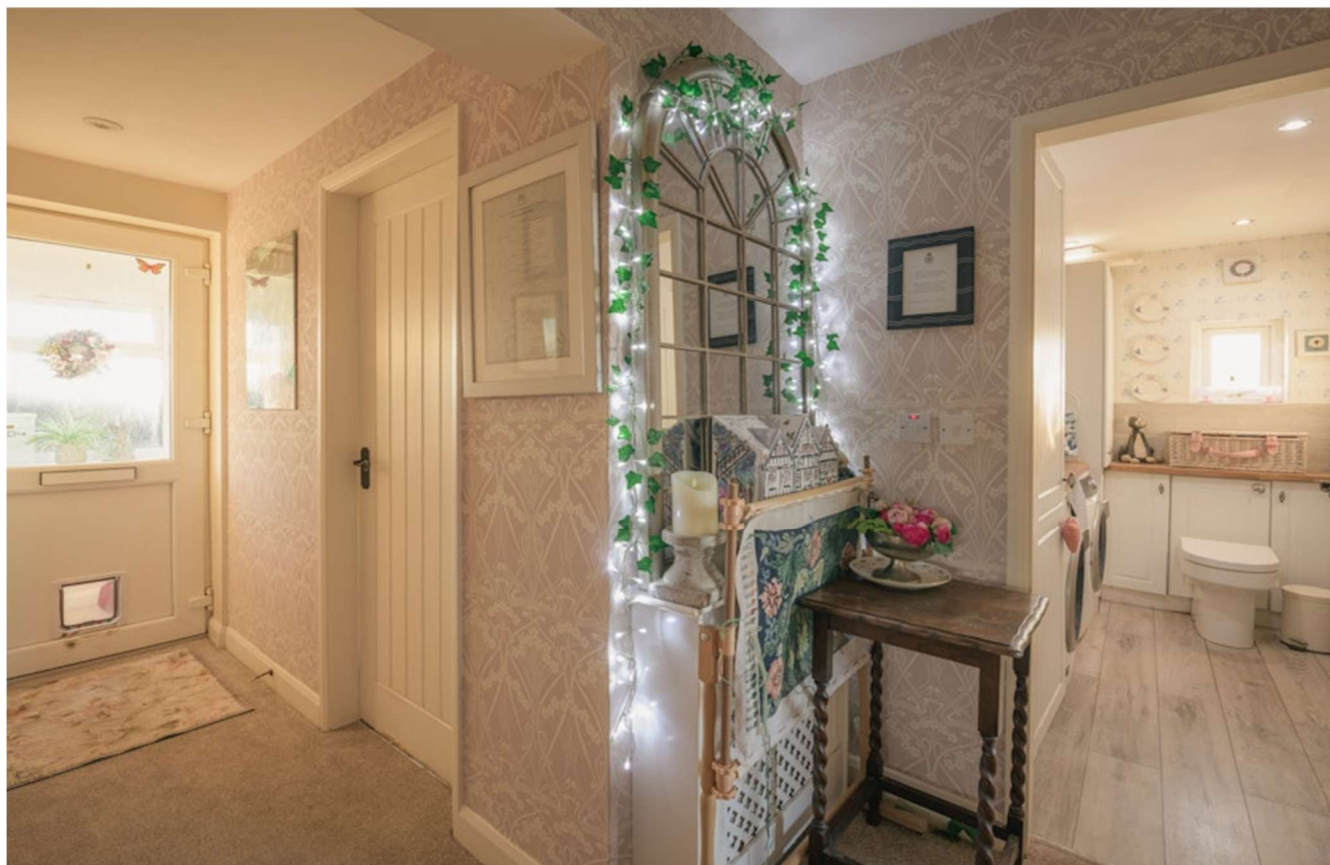
KITCHEN

4.09m x 3.58m (13'5" x 11'8")

Having windows to side & rear elevations, inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards, wine rack & integrated dishwasher under, cupboards & open-ended shelving over. Work surface return with inset electric hob, cupboards & drawers under, cupboards & extractor over, tall unit to side housing integrated electric double oven, drawer under, space for microwave & cupboard over. Further work return surface with cupboards under. Further work surface return with cupboard & drawers under, cupboards over and space for american style fridge/freezer to side. Opening to the:







INNER HALL

Having part glazed door to the rear porch, inset ceiling spotlights, radiator and understairs storage cupboard.

UTILITY/WC

2.72m x 1.65m (8'11" x 5'5")

Having window to side elevation, inset ceiling spotlights, heated towel rail, wood effect flooring, extractor, work surface with counter basin & mixer tap, cupboard, space & plumbing for automatic washing machine & tumble dryer under, cupboards over & cupboards to side. Further work surface with cupboards & WC with concealed cistern under.

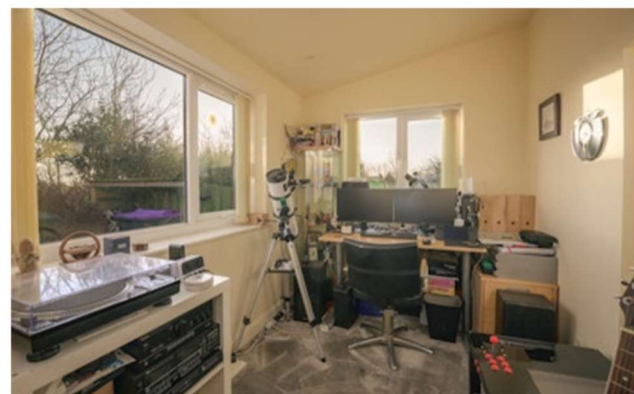
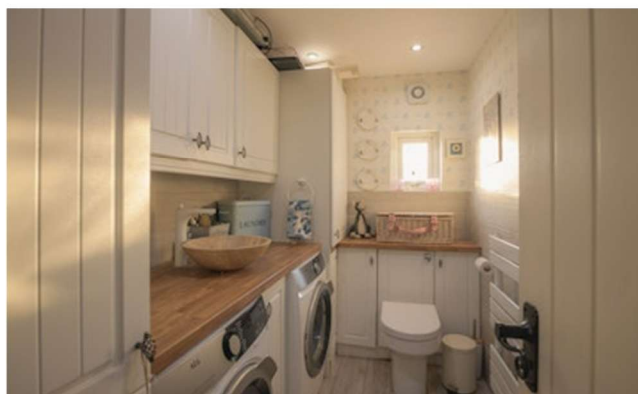
STUDY

3.45m x 2.06m (11'4" x 6'10")

Having windows to side & rear elevations, inset ceiling spotlights and radiator.

REAR PORCH

Having windows to side & rear elevations and part glazed door to rear garden.



FIRST FLOOR LANDING

Having built-in cupboard.

BEDROOM ONE

3.66m x 3.66m (12'0" x 12'0")

Having window to front elevation and radiator.

BEDROOM TWO

3.66m x 3.66m (12'0" x 12'0")

Having window to front elevation and radiator.

BEDROOM THREE

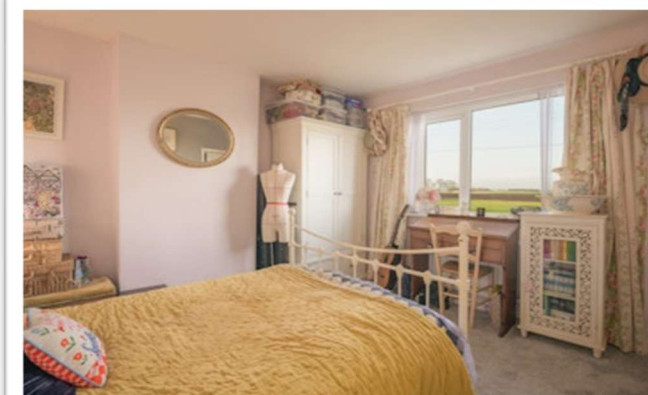
3.71m x 1.85m (12'2" x 6'1")

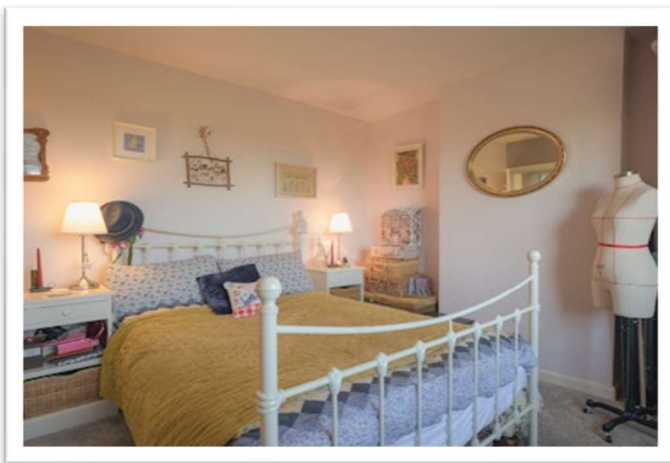
Having windows to side & rear elevations and radiator.

SHOWER ROOM

3.58m x 1.8m (11'8" x 5'11")

Having window to rear elevation, inset ceiling spotlights, heated towel rail, tiled walls and extractor. Fitted with a suite comprising: large walk-in shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards & drawers under, WC with concealed cistern and tall storage unit to side.





 **NEWTONFALLOWELL**

EXTERIOR

The property stands in lawned gardens with a screened seating area, summerhouse, greenhouse and polytunnel. There is a driveway which provides off-road parking leading to the:

DOUBLE GARAGE

6m x 5m (19'8" x 16'5")

Of timber construction with tiled roof and with own electricity supply and fuse board. Having two double doors to front and side door

WORKSHOP

9.86m x 3.68m (32'4" x 12'1")

Of brick & tile construction with own electricity supply and fuse board. Divided into two with doors to the front & rear, rooflights and window to rear.

OFFICE

8.2m x 3.4m (26'10" x 11'2")

Fully insulated and having electric heating with its own fuse board.

STUDIO

6.09m x 3.65m (20' x 12')

Of timber construction and insulated with electric heating and its own fuse board.

THE PLOT

The property occupies a plot of approximately 0.30 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.

SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an air source heat pump serving radiators and the property is double glazed. The current council tax is band C. The property also benefits from a Secotherm elastomeric coating to the external walls helping further with the energy efficiency of the property.



VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

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 £66 (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.

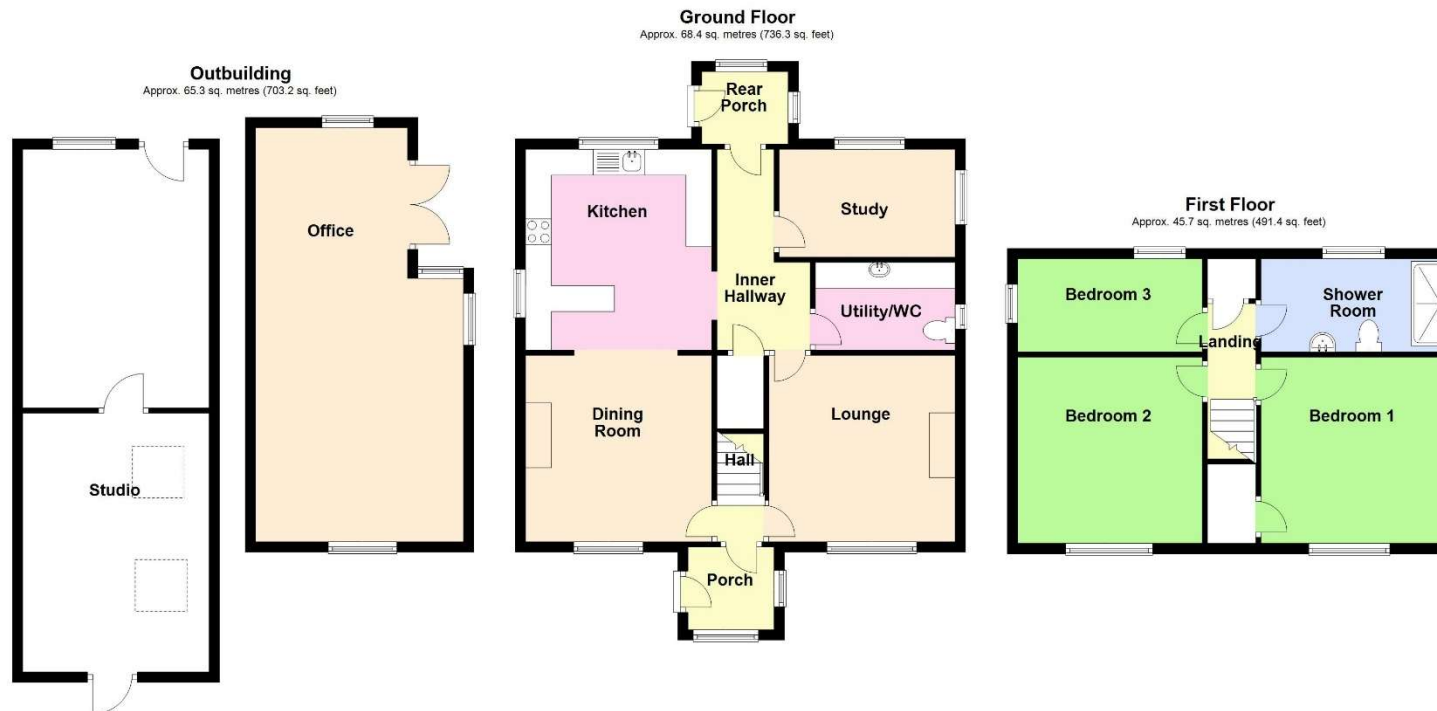
lifetime legal

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.



Floorplan



Total area: approx. 179.4 sq. metres (1930.8 sq. feet)



Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk