



Thorndyke, Sandy Lane

Great Steeping, Spilsby

A detached bungalow on a plot of approximately 1.5 acres, subject to survey. In a village location with an open view to the rear. An ideal equestrian property with stables, menage and paddocks.

The Bungalow has scope for modernisation & improvement and has over 2,000 square feet of accommodation comprising: entrance hall, lounge, sitting room, dining kitchen, utility, three bedrooms, bathroom and shower room. There is also a detached garage, an open fronted barn and an orchard with various fruit trees.

We are advised that there was previously a licence to run a cattery for nine cats but it lapsed in 2019 but could easily be applied for again.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





ACCOMMODATION

Part glazed door with side screen through to the:

ENTRANCE HALL

Having radiator.

LOUNGE

24' 5" x 13' 1" (7.45m x 4.00m)

Having bow window to side elevation, further windows to front & rear elevations, two radiators and brick built fireplace. Opening to the:

SITTING ROOM

17' 6" x 10' 7" (5.34m x 3.23m)

Having window to rear elevation and radiator.

DINING KITCHEN

22' 2" x 19' 11" (6.75m x 6.06m)

Having window & sliding doors to rear elevation and radiator. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawers under. Work surface return with inset range style cooker, cupboards under, cupboards & extractor over. Further work surface return with cupboards & appliance space under, cupboards & glazed display units over.

UTILITY

10' 4" x 5' 5" (3.15m x 1.64m)

Having window & part glazed door to side elevation.





BEDROOM ONE

13' 1" x 10' 4" (4.00m x 3.14m)

Having windows to front & side elevations and radiator.

EN-SUITE

10' 4" x 6' 11" (3.14m x 2.11m)

Also accessed from the entrance hall and having window to side elevation, radiator, standard length bath with part-tiled walls to side & one end, close coupled WC and pedestal hand basin.

BEDROOM TWO

10' 4" x 9' 10" (3.15m x 3.00m)

Having window to side elevation and radiator.

FURTHER EN-SUITE

10' 4" x 5' 5" (3.15m x 1.65m)

Having window to side elevation, radiator, extractor, fully tiled shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.

BEDROOM THREE

13' 7" x 12' 2" (4.15m x 3.70m)

Having windows to front & side elevations and radiator.



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EXTERIOR

To the front of the property there is a lawned garden with borders and an orchard with various fruit trees including apple, pear and plum trees. A driveway wraps around the property and provides ample off-road parking leading to a:

DETACHED GARAGE

Of brick & tile construction with up and over door. To the side of the garage there is an open fronted barn. A gated stable yard with concrete floor gives access to the:

STABLES & TACK ROOM

L-shaped and comprising of three stables. Each stable approximately 12' square.

FURTHER STABLE BLOCK

Comprising of three stables. We are advised that there was previously a licence to run a cattery for nine cats but it lapsed in 2019 but could easily be applied for again. Water, power & light are connected to the stables and there is also drainage. There is also a rubber & sand menage and a gated paddock with a hay store. There are also four further paddocks to the rear. There is also a further detached store inside the gated stable yard used as a feed store.

THE PLOT

The property occupies a plot of approximately 1.5 acres, 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 & water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators. The current council tax is band D.

LIFETIME LEGAL

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AGENT'S NOTES

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Total area: approx. 152.0 sq. metres (1635.9 sq. feet)

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