



20 Chapel Lane, Toynton All Saints, PE23 5AF



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Freehold

£485,000



Key Features

- Detached house
- Three double bedrooms
- Lounge & snug
- Dining kitchen & utility/pantry
- Cloakroom, en-suite & shower room
- Driveway, double garage & workshops
- Plot approx. 0.66 acre (STS)
- Semi-rural village location with open views
- EPC rating D

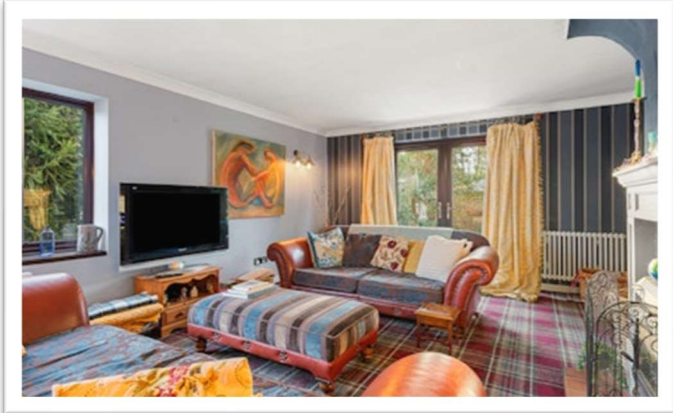




This substantial detached house stands within a plot of approximately 0.66 acre, subject to survey and is situated in the semi-rural village of Toynton All Saints with open views. Occupying an idyllic location halfway down a single-track country lane, a mile from the market town of Spilsby, the property is surrounded by farmland with numerous footpaths & bridle paths in any direction.



Although dating back to 1760, the property and has been modified and enhanced to a modern standard. Full of character with over 1,700 square feet of well presented accommodation comprising of a welcoming entrance hall with a handy cloakroom off, a snug and a well-proportioned lounge with a wood burner offering flexible options for relaxing and entertaining. The spacious country style dining kitchen is thoughtfully designed in-keeping with the property and has an adjoining utility/pantry off, supporting everyday cooking and household requirements.



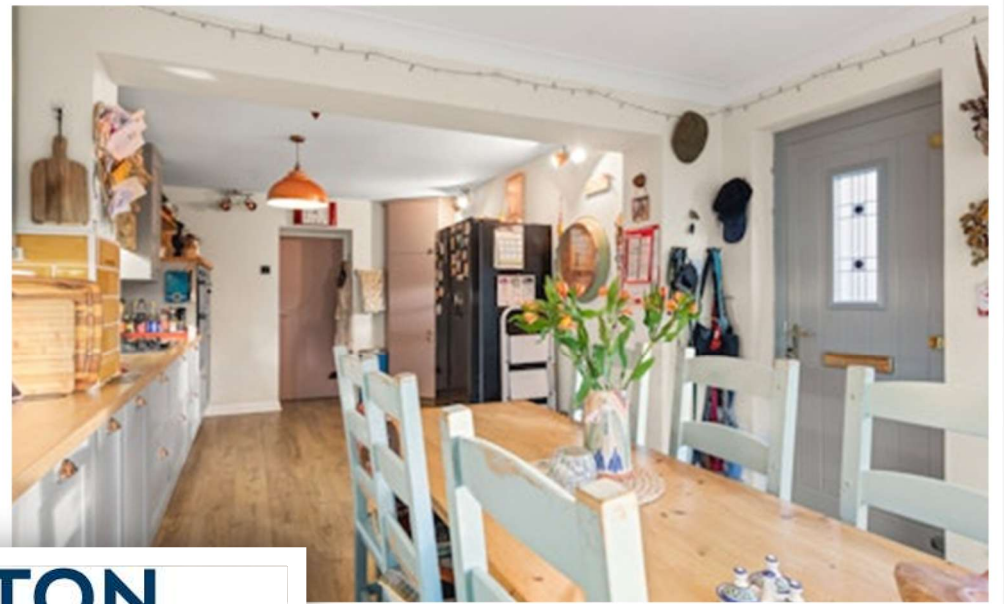
To the first floor there are three double bedrooms which provide generous and comfortable sleeping arrangements with the master bedroom benefitting from an en-suite, ensuring privacy and space for all residents and guests. A further large shower room adds to the convenience and functionality of the home.

Approached via a driveway, the property offers ample off-road parking & hardstanding alongside a double garage with an attached workshop and a further workshop, providing practical space for vehicles and suitable for a range of uses. The property's private garden enhances its appeal, offering ample opportunity for outdoor enjoyment in a tranquil setting.

The residence benefits from oil fired heating & double glazing, supporting comfort throughout all seasons. Viewing is essential to appreciate this charming property and its surroundings.

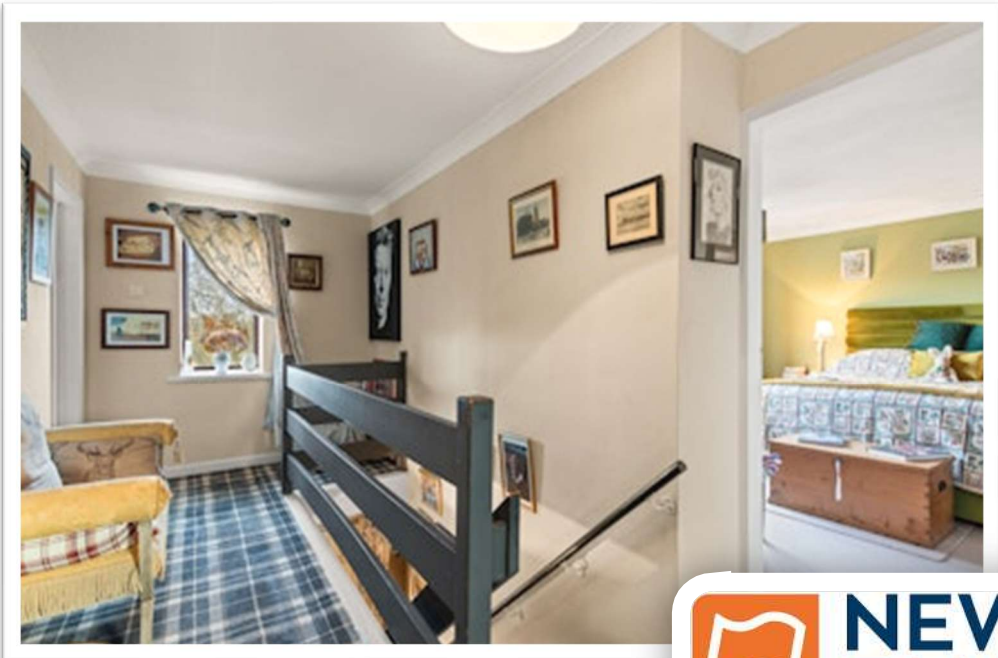
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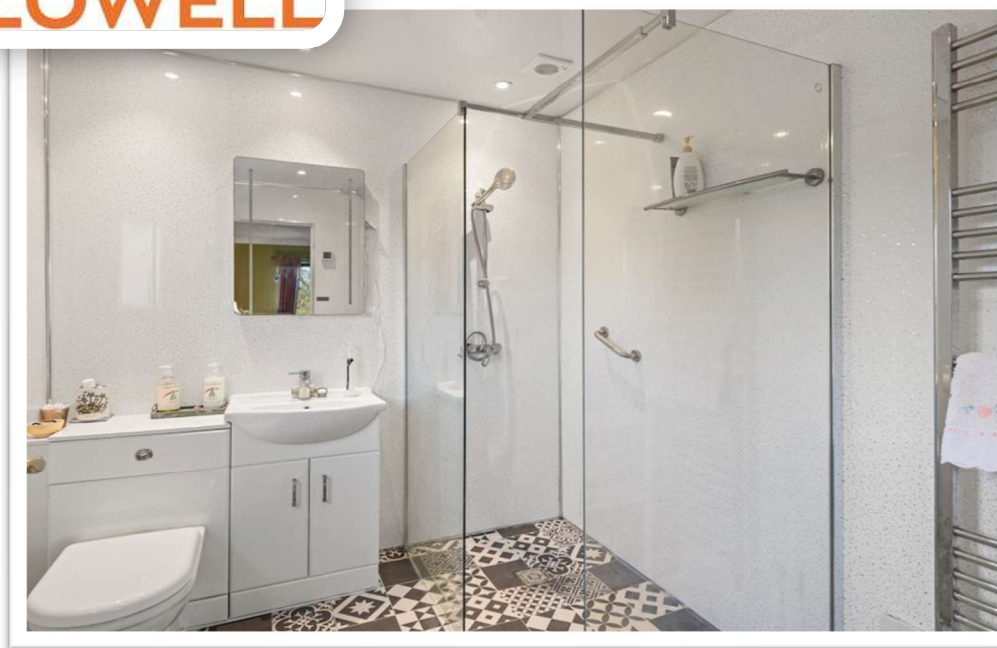
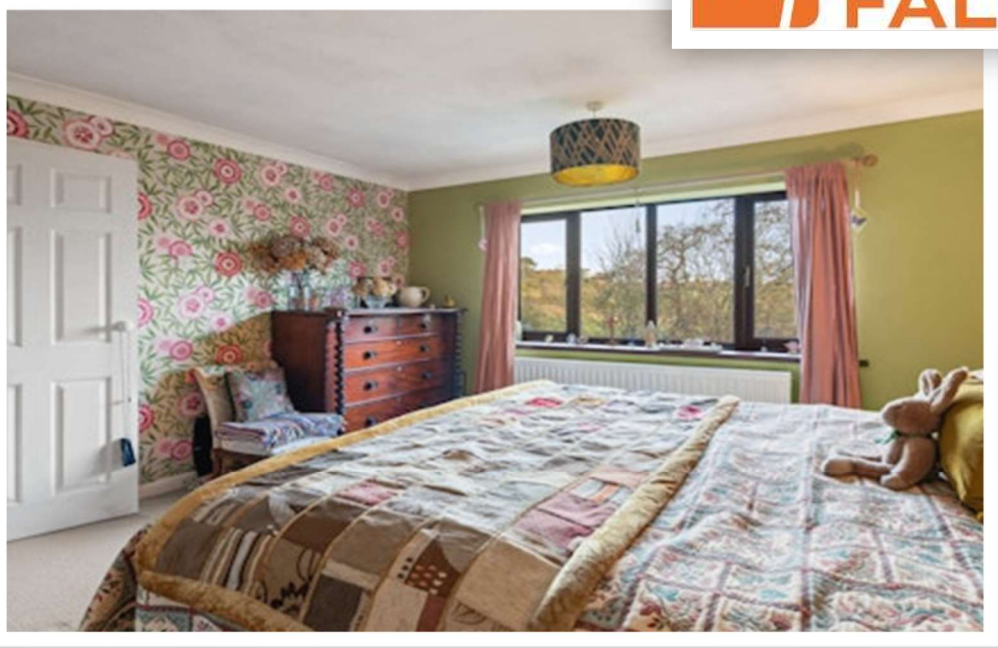


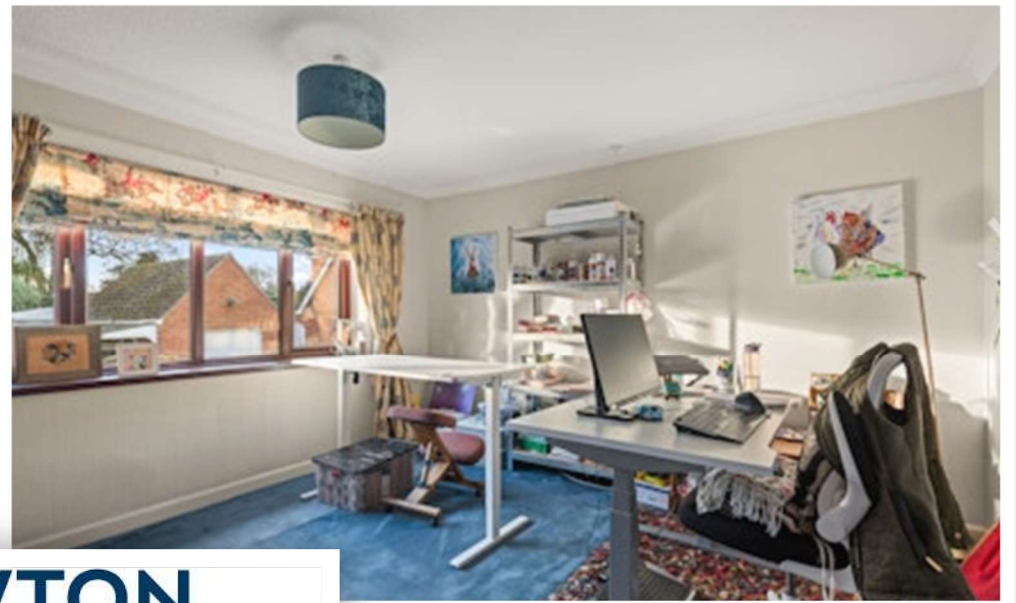
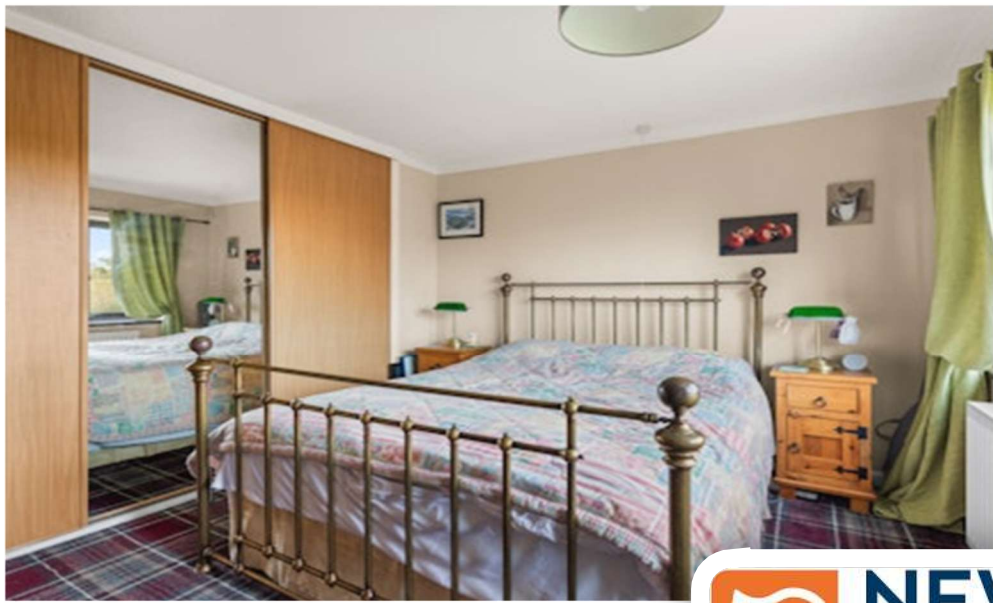
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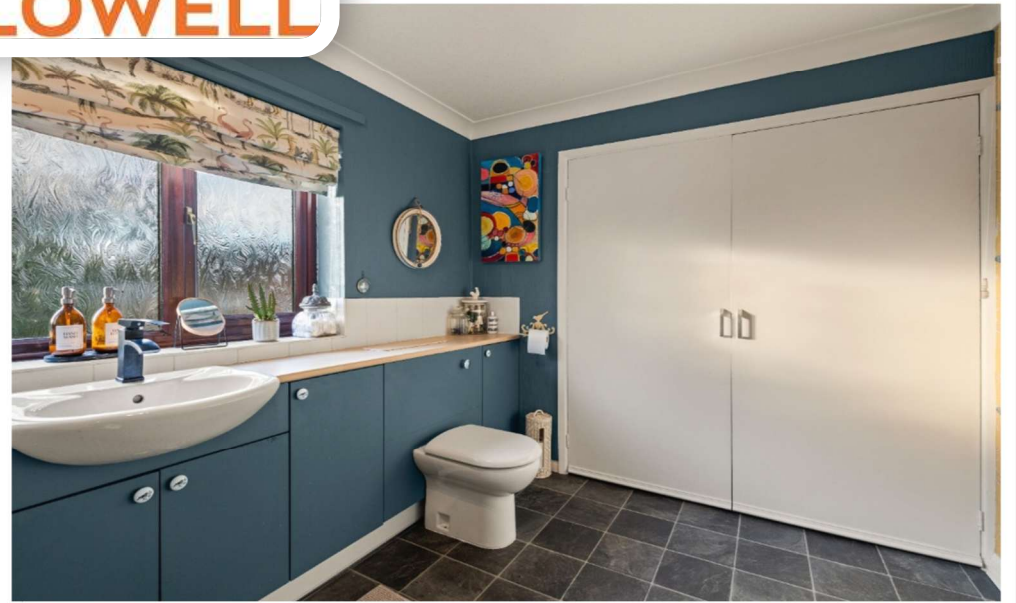
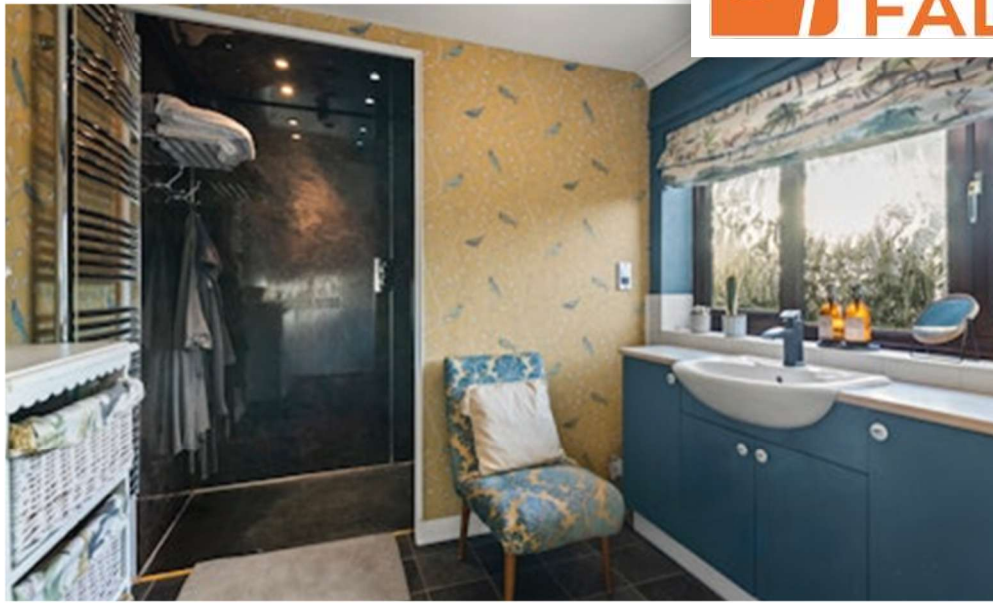


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ACCOMMODATION

ENTRANCE HALL

CLOAKROOM

SNUG

3.8m x 3.15m (12'6" x 10'4")

LOUNGE

6.7m x 4.23m (22'0" x 13'11")

DINING KITCHEN

7.57m x 3.33m (24'10" x 10'11")

PANTRY/UTILITY

3.62m x 2.09m (11'11" x 6'11")

FIRST FLOOR LANDING

MASTER BEDROOM

4.18m x 4.09m (13'8" x 13'5")

EN-SUITE

2.46m x 2.09m (8'1" x 6'11")

BEDROOM TWO

3.8m x 3.79m (12'6" x 12'5")

BEDROOM THREE

3.63m x 3.05m (11'11" x 10'0")

SHOWER ROOM

3.88m x 2.41m (12'8" x 7'11")



EXTERIOR

The property has a gated driveway which provides ample off-road parking & hardstanding.

DOUBLE GARAGE

5.7m x 5.39m (18'8" x 17'8")

Of brick & tile construction and having two up-and-over doors, loft storage space, light and power. Door to attached:

WORKSHOP

5.44m x 2.73m (17'10" x 9'0")

Having two windows to rear elevation. To the side of the double garage/workshop there is a covered area ideal for bin storage.

METAL WORKSHOP

8.05m x 4.13m (26'5" x 13'6")

Having electric roller door, concrete base, motion lighting, light and power.

GARDENS

To the side of the property there is a large shaped lawn with borders, various fruit trees, greenhouse and oil storage tank. To the rear of the property there is a paved patio and a further shaped lawn with borders. Beyond there is a vegetable plot area and a wooded area with various established trees.

THE PLOT

The property occupies a plot of approximately 0.66 ace, 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 oil fired boiler serving radiators. The current council tax is band A.

We are advised that the property had all new radiators six months ago, there is internal insulation in the lounge & master bedroom, all the carpets are new and there is a CCTV system.

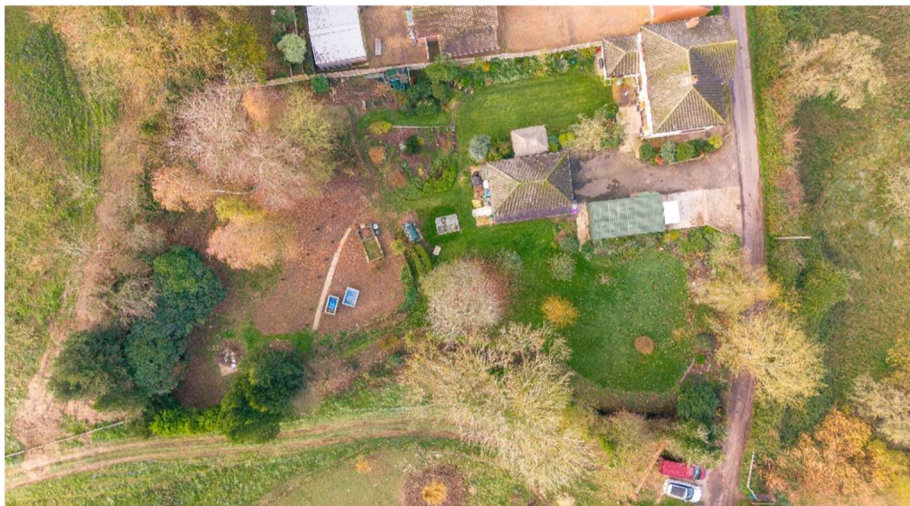
VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

LOCAL AREA

Toynton All Saints is positioned within a sought-after semi-rural area of Lincolnshire, enjoying open views and a peaceful atmosphere. The village provides a sense of community while benefitting from the amenities and services of nearby towns. Surrounded by attractive countryside, the location combines rural appeal with accessibility, making it an excellent setting for those seeking tranquillity alongside convenience.





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Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk