



20 Chapel Lane

Toynton All Saints, Spilsby

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.

Council



NEWTON FALLOWELL

Tenure: Freehold

EPC Energy Efficiency Rating: D





ACCOMMODATION

ENTRANCE HALL

CLOAKROOM

SNUG

12' 6" x 10' 4" (3.80m x 3.15m)

LOUNGE

22' 0" x 13' 11" (6.70m x 4.23m)

DINING KITCHEN

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

PANTRY/UTILITY

11' 11" x 6' 10" (3.62m x 2.09m)

FIRST FLOOR LANDING

MASTER BEDROOM

13' 9" x 13' 5" (4.18m x 4.09m)

EN-SUITE

8' 1" x 6' 10" (2.46m x 2.09m)

BEDROOM TWO

12' 6" x 12' 5" (3.80m x 3.79m)

BEDROOM THREE

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

SHOWER ROOM

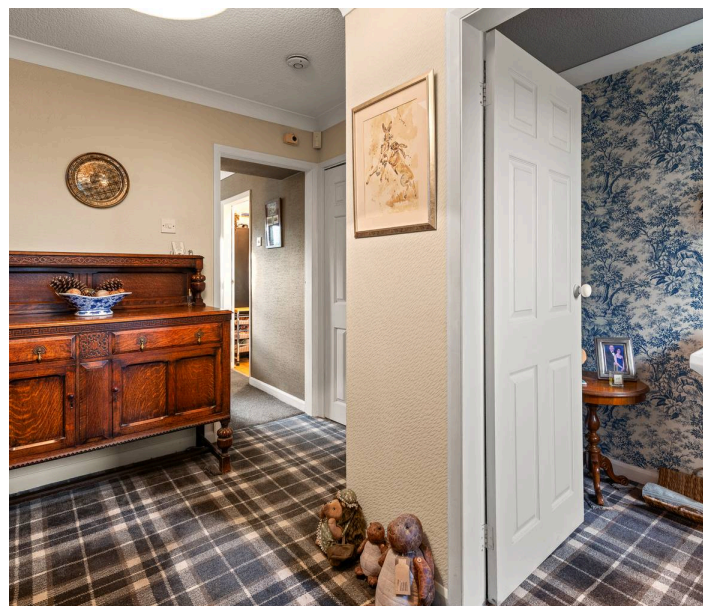
12' 9" x 7' 11" (3.88m x 2.41m)

EXTERIOR

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

DOUBLE GARAGE

18' 8" x 17' 8" (5.70m x 5.39m)



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NEWTON FALLOWELL

attached:





 **NEWTON FALLOWELL**





Ground Floor
Approx. 88.1 sq. metres (948.2 sq. feet)



First Floor
Approx. 74.7 sq. metres (804.2 sq. feet)





Newton Fallowell Estate Agents

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