



# 11 Lancaster Close

Great Steeping, Spilsby

A well-presented detached bungalow in Great Steeping, Lincolnshire, offering a lounge with a multi-fuel burner, kitchen with dining room off, master bedroom with en-suite, further double bedroom and shower room. Features include a low maintenance front garden, a driveway providing off-road parking, a car port & garage and a private enclosed rear garden. Situated in a cul-de-sac, this freehold property provides comfortable living in a sought-after setting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B





## ACCOMMODATION

Arched part glazed double doors to the:

## PORCH

Having window to side, tiled floor and part glazed door to the:

## HALL

With door to the:

## LOUNGE

17' 9" x 12' 4" (5.41m x 3.76m)

Having bow window to front elevation, coved & textured ceiling, electric radiator, ceiling fan/light fitting and multi-fuel burner.

## KITCHEN

14' 0" x 10' 11" (4.26m x 3.33m)

Having windows to front & side elevations, part glazed door to side elevation, coved & textured ceiling and wood flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, cupboards & drawers under, cupboards over and tall unit housing integrated electric double oven. Further work surface return with cupboard under. Archway through to the:

## DINING ROOM

7' 10" x 8' 2" (2.39m x 2.50m)

Having window to side elevation, coved & textured ceiling, electric radiator and wood flooring.





 **NEWTON FALLOWELL**



### INNER HALL

Having coved & textured ceiling, electric radiator, wood flooring, access to roof space with ladder and built-in airing cupboard.

### MASTER BEDROOM

11' 7" x 11' 1" (3.53m x 3.37m)

Having window to rear elevation, coved & textured ceiling and electric radiator.

### EN-SUITE

7' 11" x 3' 3" (2.42m x 0.98m)

Having window to side elevation, coved ceiling, wood flooring, fully tiled shower enclosure with shower fitting, close coupled WC and hand basin with cupboard under & tiled splashback.

### BEDROOM TWO

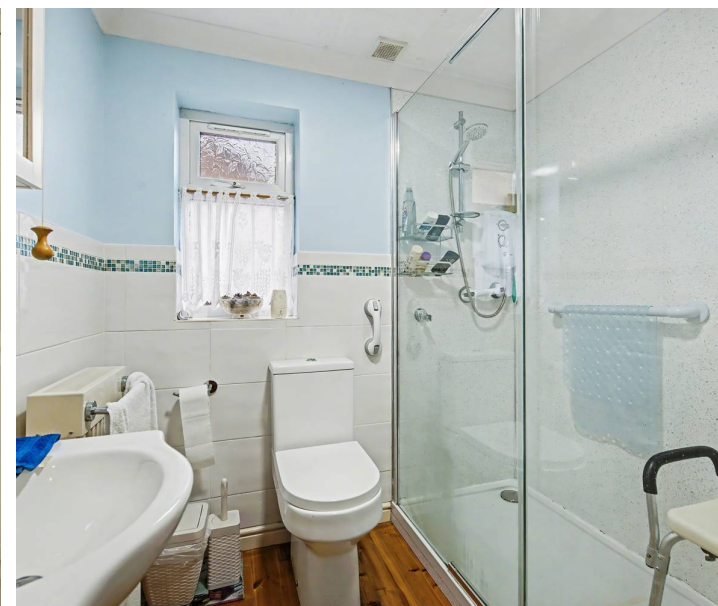
13' 10" x 10' 11" (4.21m x 3.33m)

Having window to rear elevation, coved & textured ceiling, electric radiator and fitted wardrobes & drawers.

### SHOWER ROOM

7' 11" x 6' 9" (2.41m x 2.07m)

Having window to side elevation, coved ceiling, electric radiator, part tiled walls, wood flooring, walk-in shower enclosure with mermaid board splashback & electric shower fitting, close coupled WC and pedestal hand basin.





## EXTERIOR

Access to the property is via a shared driveway for three properties. To the front of the property there is a low maintenance gravelled garden with inset shrubs. A driveway provides off-road parking and extends down the side of the property to a car port (new roof in 2023) and the garage. There is also a log store, coal bunker and water tap.

## GARAGE

16' 6" x 8' 5" (5.03m x 2.57m)

Having up-and-over door, part glazed door to rear, storage above, light and power.

## REAR GARDEN

Being enclosed and having a shaped lawn, circular paved patio, vegetable plot, garden shed and greenhouse.

## LOCATION

Great Steeping is approximately 3 miles from the active market town of Spilsby and approximately 9 miles from the coastal resort of Skegness. The city of Lincoln is approximately 32 miles away and Humberside Airport is approximately 38 miles. To the north and west lie the Lincolnshire Wolds, much of which are designated an Area of Outstanding Natural Beauty. Lancaster Close is close to public footpaths providing scenic walks over farmland and foot bridges the neighbouring villages and beyond.



## SERVICES

The property has mains electricity and water connected. Drainage is to a shared mini treatment works for the 23 properties of the close managed by Tilia Homes. Annual cost is approximately £425, paid six monthly to Tilia Homes. Heating is via an oil fired boiler serving radiators and the current council tax is band D.

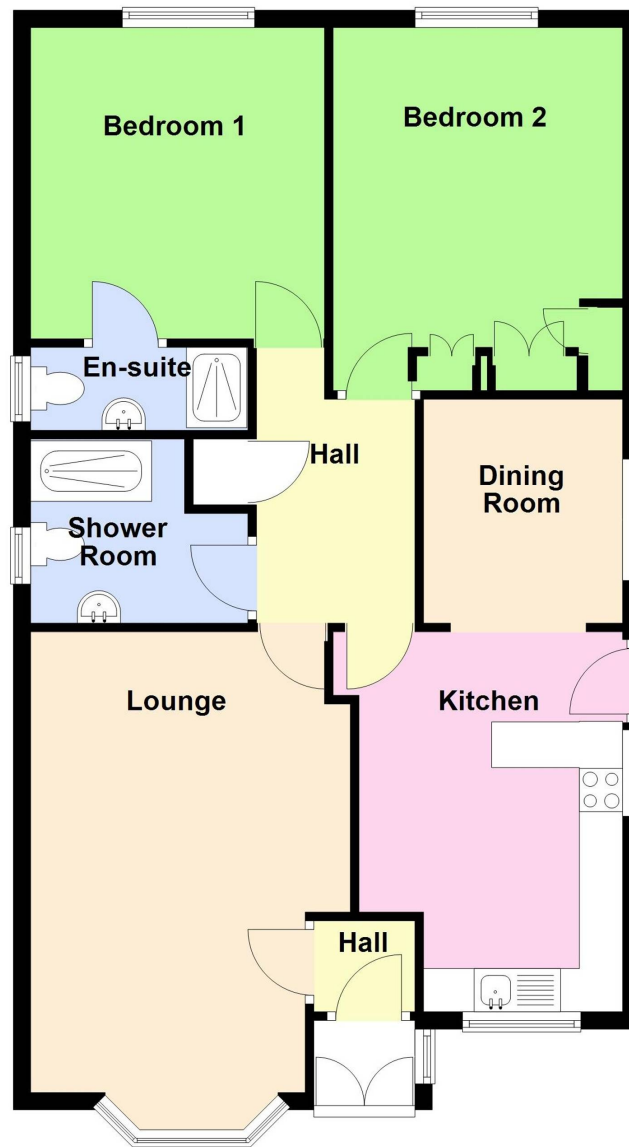
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Total area: approx. 84.0 sq. metres (904.0 sq. feet)

## Newton Fallowell Estate Agents

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