



**Tugela Firsby Road, Great Steeping Spilsby PE23 5QA**

**welcome to**

**Tugela Firsby Road, Great Steeping Spilsby**

A beautifully presented detached bungalow set within grounds of approximately 1 acre (sts), enjoying a peaceful edge-of-village location with open countryside views to both the front and rear.





**Reception Hall**

**Bedroom One**

14' 9" x 11' 8" ( 4.50m x 3.56m )

**Dressing Room**

11' 6" x 5' 9" ( 3.51m x 1.75m )

**Ensuite**

**Bedroom Two**

14' x 11' 10" ( 4.27m x 3.61m )

**Bedroom Three**

11' 8" x 9' 9" ( 3.56m x 2.97m )

**Bathroom**

**Kitchen/Family Room**

28' 8" x 19' 1" max ( 8.74m x 5.82m max )

**Pantry**

6' 10" x 4' ( 2.08m x 1.22m )

**Utility Room**

11' x 6' 9" ( 3.35m x 2.06m )

**Cloakroom**

**Lounge**

17' 6" x 14' 8" max ( 5.33m x 4.47m max )

**Exterior**

**Twin Garage**

**Front Garden**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

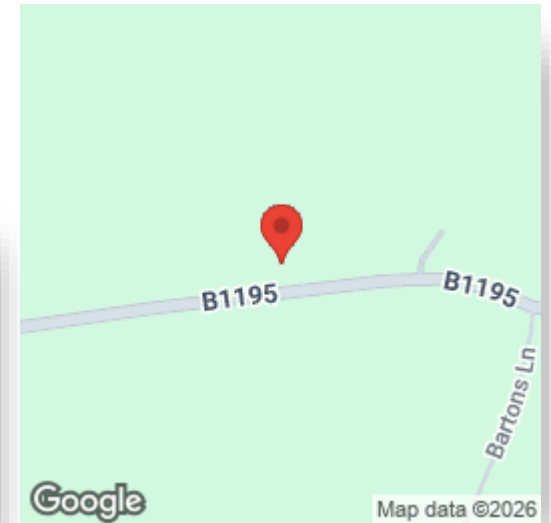
welcome to

## Tugela Firsby Road, Great Steeping Spilsby

- SAT ON ROUGHLY AN ACRE OF LAND (STS)
- LARGE TIMBER WORKSHOPS AT THE REAR OF THE PROPERTY
- LARGE DRIVEWAY WITH TWO ENTRANCES FOR EASE OF ACCES IN AND OUT OF THE PROPERTY
- THREE DOUBLE BEDROOMS
- LARGE OPEN KITCHEN/DINER

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in the region of  
**£525,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWB116332 - 0005

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