

EAST VIEW 62 MAIN ROAD  
SPILSBY  
PE23 5AQ

turner evans stevens  
**tes**  
**PROPERTY**



A spacious detached family bungalow with large rear garden located in the centre of this popular wolds village.

The accommodation includes Reception hall, lounge, dining kitchen, side porch, two bedrooms, family bathroom, master bathroom with ensuite shower room, double garage, oil fired central heating, double glazed windows, large sheltered rear garden.

**PRICE- £199,950**

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## ACCOMMODATION

### FRONT PORCH

With Pvc double glazed entrance door, tiled floor and Pvc double glazed side window. Pair of inner single glazed doors opening into the:

### RECEPTION HALL

Having part tiled floor, Pvc double glazed window to the side elevation, recessed shelved store cupboard and further cupboards, cloaks cupboard and spiral staircase to the master bedroom suite.

### LOUNGE

20' 4" x 11' 2" (6.2m x 3.4m) Having brick feature open fireplace, Pvc double glazed patio doors to the rear elevation and Pvc double glazed side window, radiator and tv point.

### DINING KITCHEN

20' 4" x 9' 5" (6.2m x 2.87m) Equipped with a comprehensive range of wall and base units, roll edge work surface incorporating single drainer sink having splashback tiling and space for electric oven, tiled floor, coving to ceiling, Pvc double glazed window to the side and rear elevations, radiator and oil fired central heating boiler.

### SIDE PORCH

13' 9" x 5' 7" (4.19m x 1.7m) Being single glazed with a timber frame on a brick base with polycarbonate roof and a tiled floor with door leading out to the rear garden.

### BEDROOM TWO

13' 5" Reducing to 12' 4" x 12' 5" (4.09m Reducing to 3.76m x 3.78m) Having Pvc double glazed window to the front elevation, radiator and stripped boarded floor.

### BEDROOM THREE

13' 5" x 8' 8" (4.09m x 2.64m) Having Pvc double glazed window to the front elevation and radiator.

### BATHROOM

Equipped with bath with decorative panel, wc., wash hand basin, direct shower over the bath, radiator, recessed store cupboard and Pvc double glazed window to the rear elevation. Spiral staircase leads from the reception hall to the:

### MASTER BEDROOM

16' 7" x 8' 2" (5.05m x 2.49m) Having part sloping ceiling to 3' 9", having three Pvc double glazed windows to the rear elevation, stripped boarded floor, radiator and access to the loft space with a bifold door opening into the:

### EN-SUITE

Having panelled bath with electric shower over, wc., and wash hand basin, tiling around the bath, radiator, chrome heated towel rail and laminate effect floor.

### EXTERIOR

The bungalow has a lawned front garden with screen roadside hedge and gravelled drive leading to the:

### DOUBLE GARAGE

17' 5" x 18' 2" (5.31m x 5.54m) With up and over front door, Pvc double glazed window and door, light and power. This detached property over a gravel drive and possesses gardens to the front and rear comprising extensive lawn. shrubs. ornamental trees and a paved patio area. There is also a timber garden shed.



## LOCATION

This well presented detached bungalow is located in the centre of Toynton All Saints, being approximately 2 miles from the market town and shopping centre of Spilsby and approximately 15 miles from the coastal resort of Skegness and approximately 17 miles and also Boston with rail links is approximately 14 miles. To the north and west lie the Lincolnshire Wolds, much of which are designated 'An Area of Outstanding Natural Beauty'.

## TENURE

The property is understood to be freehold subject to confirmation from the solicitors. All interested parties are advised to make their own enquiries.

## SERVICES

Mains electricity and drainage are understood to be connected, heating is via an oil fired central heating boiler, telephone is subject to British Telecom regulations. The agents have not tested or inspected any of the services or service installations, and purchasers should rely on their own survey.

## VIEWING

By prior appointment with Turner Evans Stevens office in Spilsby.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			64
(39-54) <b>E</b>	45		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

  

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			52
(21-38) <b>F</b>		35	
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



## INFORMATION & SERVICES

### MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

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