VALENTINE COTTAGE MAIN ROAD TOYNTON ALL SAINTS SPILSBY PE23 5AE





A most attractive freehold two bedroom cottage set in a slightly elevated position in the centre of this popular wolds village.

The accommodation includes Reception lobby, sitting room, study, living room, kitchen, bathroom, bedroom one, bedroom two. Garden area of mainly lawn.

NO CHAIN

PRICE- £150,000

TURNER EVANS STEVENS LIMITED

Estate Agents Valuers Auctioneers

Surveyors

21 Sth St Mary's Gate DN31 1JE T 01472 362020 F 362040

LINCOLN

12 New land LN1 11 ID T 01522 511665 F 511830

LOUTH

6 Cornmarket LN11 9PY T 01507 601633 F 603917 also

1 Queen Street LN11 9AU T 01507 602264 F 600036

MABLETHORP

16d Victoria Road LN12 2AQ T 01507 473476 F 479852

SKEGNESS

32 Roman Bank PE25 2SL T 01754 766061 F 610382

SPILSBY

34 High Street PE23 5JH T 01790 752151 F 754537

SUTTON ON SEA

2 Evergereen Walk High Street LN12 2SW

T 01507 441166 F 443481

10 The Broadway LN10 6ST T 01526 354111 F 354222

www.tes-property.co.uk

Registered in England 03710262

ACCOMMODATION

ENTRANCE PORCH

RECEPTION LOBBY

With understairs cupboard and quarry tiled floor.

SITTING ROOM

11' 11" x 11' 4" (3.63m x 3.45m) With cylinder cupboard, multi fuel stove, half height cupboard, beam ceiling and secondary double glazing.

STUDY

7' 7" x 7' 1" (2.31m x 2.16m) With secondary double glazing.

DINING ROOM

12' x 11' 10" (3.66m x 3.61m) With decorative brick fireplace, part paneled walls and beamed ceiling.

KITCHEN

10' x 12' (3.05m x 3.66m) With single drainer sink unit with cupboards under, laminate worktop and cupboards under, eye level cupboards, electric hob, oil fired arga, part paneled walls, quarry tiled floor and secondary double glazing.

WALK IN PANTRY

5' 1" x 4' 10" (1.55m x 1.47m) With quarry tiled floor and window to the rear.

BATHROOM

With corner bath with shower mixer taps, pedestal wash basin, low flush wc, heated towel rail, part panelled wall and secondary double glazing.

STAIRS TO LANDING

BEDROOM ONE

12' 1" x 11' 10" (3.68m x 3.61m) With secondary double glazing.

BEDROOM TWO

11' 11" x 11' 11" (3.63m x 3.63m) With secondary double glazing.

GENERAL

This property is approached over a gravel drive and possesses gardens to the front and rear comprising mainly lawn.







LOCATION

This property is located in the centre of the village of Toynton all saints which is approximately 2 miles from the market town and shopping centre of Spilsby. The coastal resort of Skegness is approximately 14 miles and Boston with rail links to main east coast routes 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

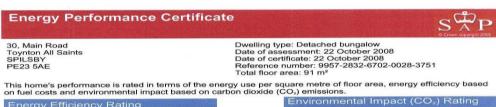
The property is understood to be freehold.

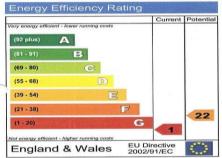
SERVICES

Mains electricity, water and drainage are understood to be connected.

VIEWING

By appointment only with the agents office Spilsby. 01790 752151





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

		Potentia
Very environmentally friendly - lower CO, emi	ssions	
(92 plus)		
(81 - 91)		
(69 - 80)		
(55 - 68) D		
(39 - 54)		
(21 - 38)	F	
(1 - 20)	G	16
Not environmentally friendly - higher CO ₂ emi	ssions	
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

	Current	Potential
Energy use	727 kWh/m² per year	857 kWh/m² per year
Carbon dioxide emissions	10 tonnes per year	12 tonnes per year
Lighting	£89 per year	£89 per year
Heating	£2207 per year	£1204 per year
Hot water	£230 per year	£131 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy lating or the dwelling to the financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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INFORMATION & SERVICES

MEASUREMENTS

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

THINKING OF SELLING?

If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.

MORTGAGES & FINANCE

If you require independent mortgage advice please contact our Independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.

SURVEYS

We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none

MANAGEMENT & LETTING

We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.

COMMERCIAL

We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.

ARCHITECTURAL PLANNING

If you are extending for building, we can arrange a full design and supervision service from an extension to a complete new home build, and we provide the architects and surveyors certificates on completion.

INTERNET

All our properties are advertised on our website at www.tes-property.co.uk and www.rightmove.co.uk. We can also be contacted by e-mail, see our website, but for a more personal service, please call in or telephone our sales offices.

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