

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
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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

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Energy Performance Certificate

30, Main Road
Toynton All Saints
SPILSBY
PE23 5AE

Dwelling type: Detached bungalow
Date of assessment: 22 October 2008
Date of certificate: 22 October 2008
Reference number: 9957-2832-6702-0028-3751
Total floor area: 91 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G	1	22
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F	23	16
(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions		

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.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	727 kWh/m ² per year	857 kWh/m ² 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 rating of the dwelling in this EPC may be given to EST to provide information on 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



INFORMATION & SERVICES

MEASUREMENTS

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

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