



Willsons
SINCE 1842

Sunnyside, Great Steeping

£285,000



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Sunnyside,
Great Steeping, Spilsby,
Lincolnshire, PE23 5QA

"AGENT'S COMMENTS"

This character property offers veranda to the front aspects and garden with open views, conservatory and sizeable private gardens to the rear. With a large detached double garage with additional utility room, generous driveway and a sizeable plot (0.4ac), this property benefits from uPVC double glazing throughout, oil fired central heating and no onward chain. The property is situated in the sought after rural village of Great Steeping and just a short distance from the local amenities in the market town of Spilsby and the larger town of Skegness.

LOCATION

Great Steeping is a village in East Lincolnshire with its own primary school, church and heavy horse visitors centre. Situated 8 miles from the larger town of Skegness and approximately 3 miles to the west is the market town of Spilsby, at the foot of the Lincolnshire Wolds approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. Spilsby has both primary and secondary schools, a range of local shops, supermarkets, doctors, dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston Bus routes and holds a weekly Monday Market as well as a number of clubs for all ages.



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<https://www.willsons-property.co.uk>

Front of Property

Set to lawns with areas of mature shrubs and borders of flowers, concrete pathway leading to the verandah, wide access gravel and concrete driveway and property boundaries of dwarf hedging.

Entrance Hallway

'L' shaped hallway with uPVC front door with glazed panel, radiator and carpeted flooring.

Kitchen

14'9" x 9'2" (4.5m x 2.8m)

With wall and base units, sink with mixer tap and drainer, integrated fridge, extractor hood, built-in kitchen table, additional built-in storage cupboard, chimney breast wall with reveal, storage cupboard and mantle, window to the side of the property and vinyl flooring.

Conservatory

14'9" x 7'6" (4.5m x 2.3m)

Of uPVC construction with polycarbonate style roof, radiator, door leading to the rear patio, internal door leading to the kitchen and tiled flooring.

Living Room

14'9" x 11'9" (4.5m x 3.6m)

With open fire, tiled hearth and mantle, radiator, windows to the front and side of the property and carpeted flooring.

Bathroom

7'6" x 5'6" (2.3m x 1.7m)

With high level WC, wash basin, shower enclosure with electric shower, heater towel rail, fully tiled walls, window to the rear of the property and vinyl flooring.

Bedroom One

12'9" x 11'9" (3.9m x 3.6m)

With built-in wardrobe (1.8m x 0.5m), built in dressing table, radiator, windows to the front and side of the property and carpeted flooring.

Bedroom Two

10'9" x 10'5" (3.3m x 3.2m)

With radiator, window to the side of the property and carpeted flooring.

Double Garage

19'0" x 18'8" (5.8m x 5.7m)

With two up and over doors, open span roof trusses, power and lighting, windows to the front and side, wooden fully glazed door leading to the utility room and concrete flooring.

Utility Room

18'0" x 6'6" (5.5m x 2.0m)

With base units, sink with mixer tap and drainer, space and plumbing for washing machine, tiled splashback, electric wall heater, side door leading to the side of the property, windows to the front and side and concrete flooring.

Rear Garden

Set to lawn with areas of concrete slabbed patio, borders of mature shrubs and flowers, fruit trees, outside tap, outside lighting, greenhouse, oil tank, external oil fired central heating boiler, property boundaries of hedges and trees.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity and water are connected to the property. Drainage is to a private system. There is an oil fired central heating system installed at the property.

Local Authority

Council Tax Band B payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9335-4025-5500-0843-0202

Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.

Directions

From the main A16 near Spilsby, drive through the town of Spilsby heading east on the B1195 to the village of Holton Holegate and onwards to Great Steeping. Pass through the main part of the village and on the eastern outskirts, just before the village of Firsby, the property can be found on the left.

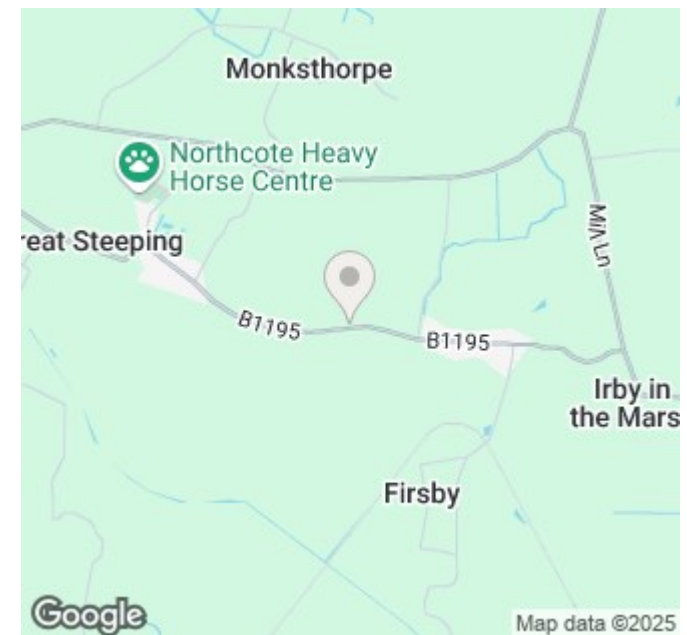
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FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

