



Willsons

Roselea Cottage, Station Road, Little Steeping

£185,000



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**Willsons**

SINCE 1842



Roselea Cottage, Station Road,  
Little Steeping, Spilsby,  
Lincolnshire, PE23 5BH

**"AGENT'S COMMENTS"**

*This two bedroom semi-detached house located in the rural village of Little Steeping offers extended open views, sits on a sizeable plot of well kept mature gardens to the side and rear with a range of small sheds and greenhouse, has a driveway providing dual areas of parking and a generous wraparound conservatory. The property offers first floor shower room and ground floor WC, kitchen and seperate utility, recent uPVC double glazing and oil fired central heating. The property is within walking distance of an active community village hall and a short drive to the towns of Spilsby and Stickney.*

**LOCATION**

*Little Steeping is a village offering an active village hall, local restaurant, church and is situated 4 miles to the south-east of Spilsby. Spilsby is a market town situated in the Lincolnshire Wolds approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local Shops, Supermarkets, Doctors and 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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### Front of Property

With five bar gate leading onto concrete driveway with two independent areas of parking, with mature garden set to lawns with plants, shrubs and small trees, area of raised garden beds, open boundaries of post and chain fencing to the front, concrete pathways to the sides of the property, external lighting, wall mounted tap and external power socket.

### Internal Hallway

4'7" x 3'3" (1.4m x 1.0m)

Access via partially glazed uPVC front door with rose feature into hallway, with tiled flooring.

### Living Room

13'1" x 12'1" (4.0m x 3.7m)

With central chimney breast wall, hearth and mantle with alcove storage to one side, electric flame effect log burner, radiator, wall units, carpeted flooring, partially glazed wooden internal door to the hallway and tilt and turn style window to the front of the property.

### Kitchen

15'1" x 8'10" (4.6m x 2.7m)

With a range of wall and base units to include several full height larder units, sink with 1.5 bowls and mixer tap, space and plumbing for dishwasher, space and socket for freestanding electric cooker, space for freestanding fridge freezer, partially tiled splashback, understairs storage cupboard (1.9m max x 0.8m) also housing fuse box, radiator, extractor fan, tiled flooring, windows to the side and rear leading to the conservatory and obscured fully glazed door to the conservatory.

### Wraparound Conservatory

Of half brick wall and uPVC construction with high level feature glazed panes and polycarbonate style roof, two radiators, wall lighting, tiled flooring, French door to the rear garden and patio and side door to the driveway.

### Utility Room with WC

6'6" x 5'2" (2.0m x 1.6m)

With WC, wash basin vanity unit with tiled splashback, worktop with space and plumbing for under counter washing machine and tumble dryer, loft access, radiator, tiled flooring and window with obscure glazing to the front of the property.

### Bedroom One

12'1" max x 10'9" (3.7m max x 3.3m)

With radiator, full height over stairs storage cupboard (1.1m x 0.8m) with built-in shelving and clothes rail, radiator, carpeted flooring and tilt and turn style window to the front of the property.

### Landing

7'2" x 2'7" (2.2m x 0.8m)

Split level landing, loft access with built-in ladder to partially boarded loft space, radiator and window to the side of the property.

### Bedroom Two

10'5" x 7'10" max ( 3.2m x 2.4m max)

'L' shaped room with full height built-in airing cupboard (0.5m x 0.9m) housing immersion tank, with radiator, carpeted flooring and windows with aspects over open fields.

### Shower Room

7'2" x 6'10" (2.2m x 2.1m)

With central dual opening shower enclosure with rainfall shower and concealed controls and low level shower tray, WC, Victorian style sink with individual taps, Victorian style radiator with stainless towel rail, partially tiled walls, vinyl flooring and large fully opening window with views to the rear.

### Garden

Rear garden with enclosed boundaries of fencing with open views over fields to the rear, two tone coloured concrete paving slab west-facing patio, areas of gravel, faux lawn, concealed area housing oil tank, link detached outbuilding housing the oil central heating boiler, greenhouse, further area of concrete paving slab hardstanding accommodating three sheds and boundaries of fencing and hedging.

### Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 2798-4890-7791-3741-1112

### Local Authority

Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

### Services

We understand that mains electricity and water are connected to the property. Heating is via an oil-fired central heating system. Drainage is understood to be to a private system.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Viewings

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

### Directions

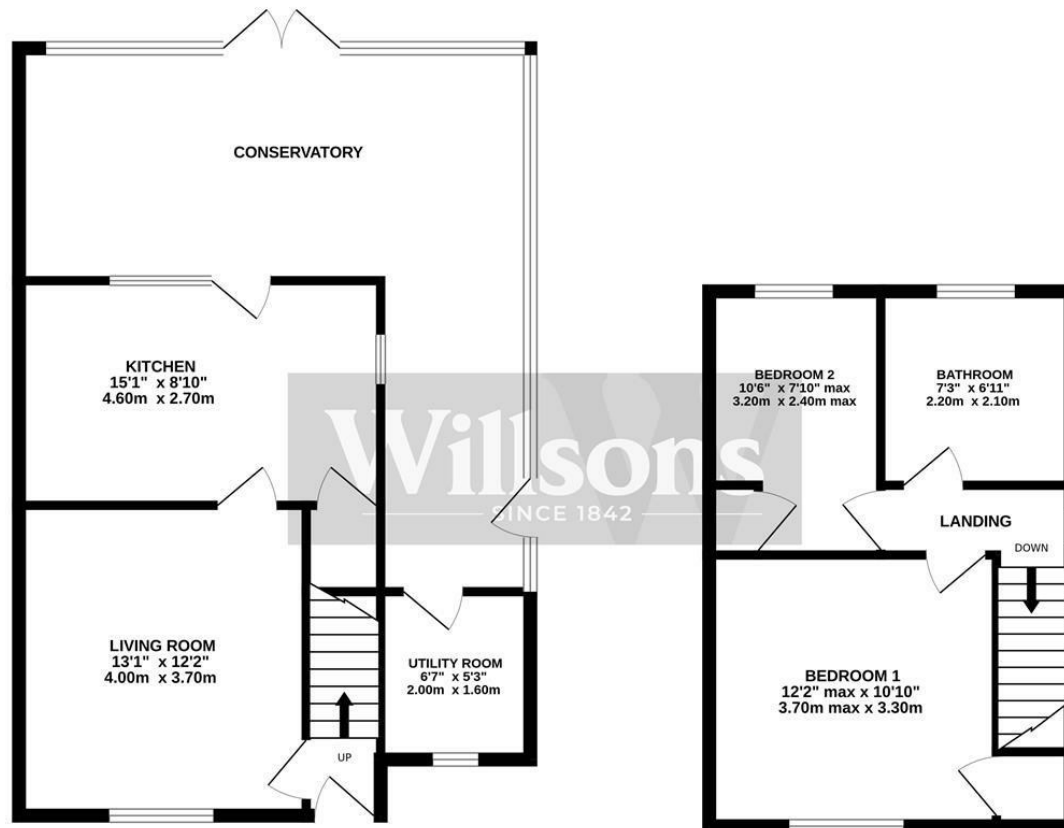
From the A16 Louth to Boston road, on reaching Spilsby, turn onto the B1195 towards Spilsby town centre. Proceed through the town, towards Halton Holegate and on towards Great Steeping. Before reaching Great Steeping, turning right into Mill Lane. Turn left into Main Road towards Little Steeping village, proceed past the village hall. the property can be found on the right after 175m.

What3words///bystander.unpacked.boomers



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FLOORPLAN Not to scale – For identification purposes only

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**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.

