



The Pingle, Ings Lane, Little Steeping

With Sizeable One Bedroom Attached Annexe

£515,000



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Willsons
— SINCE 1842 —

The Pingle, Ings Lane, Little Steeping, Spilsby, Lincolnshire, PE23 5BJ

"AGENT'S COMMENTS"

This substantial multi-generational family home built in the early 1990's with functional yet stylish floor plan, presents an abundance of space, with four sizeable bedrooms, two of which have en-suite shower rooms, three reception rooms being living room, dining room and office space and kitchen with separate utility room. In addition is an attached generously sized single storey annexe providing independent living room, generously sized bedroom, kitchen and bathroom. With substantial double garage and two stables, the property sits centrally in circa 0.68 (STS) acres of south facing landscaped gardens with driveway to the front offering parking for multiple vehicles. The property has enclosed boundaries and is located on the outskirts of the rural village of Little Steeping, on a no-through road and with rural aspects extending towards the Lincolnshire Wolds.

LOCATION

Little Steeping is a village offering 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.

Willsons

SINCE 1842

124 West Street, Alford, Lincolnshire, LN13 9DR
T. 01507 621111 | E. alford@willsons-property.co.uk
<https://www.willsons-property.co.uk>



Front of Property

Accessed via a gravel pull-in ahead of a wooden five-bar gate with pedestrian gate to the side onto wide gravel driveway providing several areas of parking and leading to the double garage. The front of the property is set to lawns with mature shrubs, plants and trees with enclosed boundaries of hedging and fencing.,. There are concrete paving slab pathways leading to all sides of the property, external lighting to all aspects and further five bar gate with pedestrian gate to the left-hand side leading through to the stables. To the left of the property is a further area of gravel and concrete paving slab patio with a brick-built barbecue, bunded oil storage tank to the rear of the garage, with multiple wall taps, external lighting and power points to various aspect of the property.

Central Entrance Hall

11'9" x 3'11" (3.6m x 1.2m)

Located between the annexe and the main house, this central entrance hallway providing unobtrusive independent access to either part of the property. With wooden entrance door with full height double glazed units to either side, down lighting, Victorian style radiator, carpeted flooring and leading right to the annex and left to the main house.

Reception Hallway

13'9" max x 9'2" av (4.2m max x 2.8m av)

Generous reception hallway with radiator, open plan to stairs with under stair storage, two full height cloak cupboards with built-in shelving and carpeted flooring.

Living Room

19'4" x 12'5" max (5.9m x 3.8m max)

With central chimney breast wall with brick fire surround, wooden mantle and corresponding low level shelving to the left, wall lighting, radiator, carpeted flooring and wide sliding patio doors to the rear garden.

Dining Room

11'5" x 10'9" (3.5m x 3.3m)

With radiator, carpeted flooring and wide sliding patio door to the rear patio and garden.

Kitchen

13'9" x 10'9" (4.2m x 3.3m)

Dual aspect kitchen with a range of wall and base units with partial under unit lighting, integrated eye level oven and grill, electric hob with pull-out extractor over, integrated slimline dishwasher, two integrated under-counter fridges, sink with 1.5 bowls, drainer and mixer tap, partially tiled walls, down lighting, tiled flooring, electric blown air plinth heater by Myson and windows to the rear and side of the property.

Utility Room

7'2" x 7'10" (2.2m x 2.4m)

With a range of wall and base units, Grant Oil fired heating boiler, space and plumbing for washing machine, sink with draining board and individual taps, partially tiled walls, radiator, tiled flooring and external partially obscure glazed door and window to the side of the property.

Home Office

10'9" x 8'10" (3.3m x 2.7m)

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

Ground Floor WC

6'6" x 3'11" (2.0m x 1.2m)

With WC, wash basin vanity unit with tiled splashback, radiator, vinyl flooring and window with obscure glazing.

Gallery Landing

18'8" max x 10'9" max (5.7m max x 3.3m max)

With lighting chandelier, feature arched window with decorative etched pane leading to sizeable central landing area with decorative wall moulding panels and corresponding dado rail, radiator, room thermostat, loft access, wall lighting, carpeted flooring and airing cupboard (1.3m x 0.5m) also housing immersion tank.



Bedroom One

14'5" x 12'5" (4.4m x 3.8m)

With range of fully fitted partially mirrored wardrobes to include fitted overhead storage, corner display units and corresponding bedside cabinets with additional corresponding dressing table with wall lighting, radiator, carpeted flooring and large picture window with aspects over the rear garden.

Bedroom One - Ensuite Shower Room

6'10" x 5'2" (2.1m x 1.6m)

With corner glazed shower cubicle with wall hand cassette, extractor fan, partially tiled walls, WC, wash basin with mixer tap, shaver socket and light, radiator, partially tiled walls, vinyl flooring and window with obscure glazing.

Bedroom Two

15'1" x 11'1" min (4.6m x 3.4m min)

With radiator, carpeted flooring and large picture window with aspects over the rear garden.

Bedroom Two - Ensuite Shower Room

6'10" x 5'6" (2.1m x 1.7m)

With corner glazed shower cubicle, WC, wash basin with mixer tap, shaver socket and light, radiator, extractor fan, partially tiled walls and carpeted flooring.

Bedroom Three

15'8" x 10'2" (4.8m x 3.1m)

With two windows with aspects to the front of the property, radiator and carpeted flooring.

Family Bathroom

10'9" x 8'2" (3.3m x 2.5m)

With corner bath with individual taps, WC, wash basin with mixer tap, shaver socket and light, corner shower cubicle with glazed surround, radiator, tiled walls, vinyl flooring and window with obscure glazing.

Bedroom Four

12'9" x 8'6" (3.9m x 2.6m)

With radiator, carpeted flooring and window with aspects over open fields and the distant Lincolnshire Wolds.

Sizeable One Bedroom Attached Annexe

To the right of the main dwelling is an attached generously sized single storey, one bedroom self-contained annex which can be accessed independently from the front or rear of the property.

Annexe Internal Hallway

14'9" x 15'1" x 2'3" (4.5m x 4.6m x 0.7m)

Wide internal hallway with two windows, radiator, carpeted flooring, loft access, room thermostat and integral cloak cupboard (1.0m x 0.7m) with fitted shelving, high level fuse box and carpeted flooring.

Annexe Living Room

17'0" x 11'9" (5.2m x 3.6m)

With central chimney breast wall with obsolete gas fire in feature brick fire surround with wooden mantle and corresponding low level shelving with arched alcove to one side, wall lighting, radiator and wide sliding patio doors to the rear patio and garden. Note: this space is currently used for storage so is not photographed however is a mirror size and layout to the main living room.

Annexe Bedroom

13'9" x 11'9" (4.2m x 3.6m)

Generously sized dual aspect bedroom with radiator, carpeted flooring and windows to the front and side of the property.

Annexe Bathroom

8'6" x 6'2" (2.6m x 1.9m)

Comprising bath with handset over and mixer tap, WC, wash basin with mixer tap, shaving light and socket, partially tiled walls, radiator, vinyl tile flooring, window with obscure glazing and airing cupboard (0.7m x 0.7m) with built-in shelving over also housing immersion tank.



Annexe Kitchen

11'9" x 9'10" (3.6m x 3.0m)

With range of wall and base units, stainless steel sink with individual taps and draining board, space and plumbing for washing machine, space and socket for electric cooker, partially tiled walls, downlighting, radiator, heating controls, vinyl flooring, partially obscure glazed external door and window to the rear garden and further window to the side of the property.

Double Garage

19'0" x 18'4" (5.8m x 5.6m)

With two individual up-and-over garage doors, windows to the side and rear, power and lighting, open span roof trusses, substantial wooden work bench, independent fuse box and concrete flooring.

Stable One

18'4" x 8'6" (5.6m x 2.6m)

Accessed via wooden stable door into stall which is open plan via half height adjoining wall to the other stall, with window to the rear, power and lighting, internal door to the garage and concrete flooring.

Stable Two

18'4" x 8'6" (5.6m x 2.6m)

Accessed via wooden stable door into stall which is open plan via half height adjoining wall to the other stall, with two windows to the side, power and lighting and concrete flooring.

Gardens

Expansive south facing rear gardens wrap the property to three sides with continuous paving slab pathways leading to a generous area of corresponding patio running the full width of the rear of the property. Set primarily to lawns interspersed with garden beds of mature shrubs, flowers, plants and mature trees to include some of which bare fruit, decorative paving slab sundial patio feature, greenhouse, wooden storage shed and traditional septic tank discretely recessed into the rear lawn and boundaries of hedging and fencing. There is external lighting to all sides as well as several wall taps and external power points to several aspects of the property.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

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 traditional private system.

Local Authority

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

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 Reference Number: 8460-7628-7580-4141-1296

Viewing - Alford

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

Directions

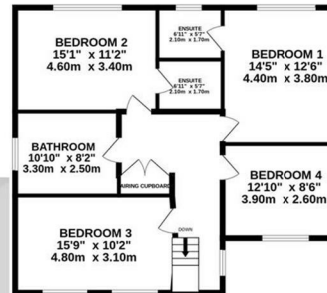
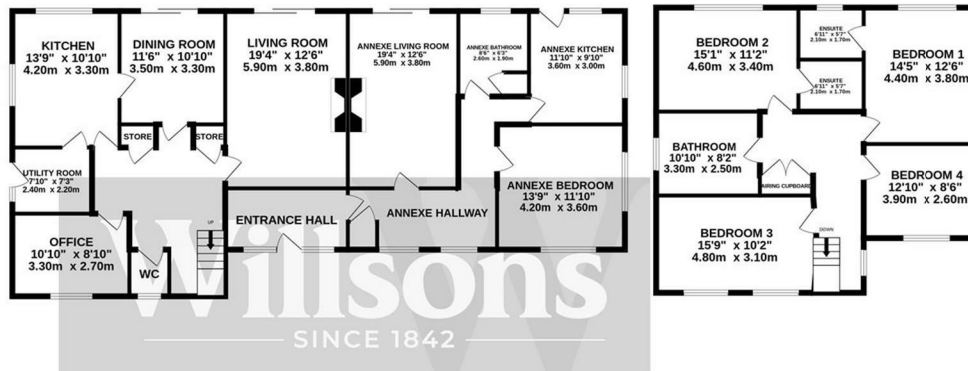
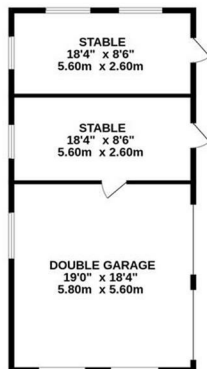
From the A16 Louth to Boston road, on reaching Spilsby, turn onto the B1195 towards Spilsby town centre. Proceed through the town, towards Halton Holegate and on towards Great Steeping. Before reaching the Great Steeping, turning right into Mill Lane. Turn left into Main Road towards Little Steeping and then left into Ings Lane. The property can be found on the right after 260m.

What3words/////months.survived.handfuls



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.

