



£149,950

Field View, 68 Main Road, Toynton All Saints, Spilsby, Lincolnshire PE23 5AQ

SHARMAN BURGESS

**Field View, 68 Main Road, Toynton All Saints,
Spilsby, Lincolnshire PE23 5AQ
£149,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having partially obscure glazed side entrance door, wall mounted coat hooks, further obscure glazed door through to: -

ENTRANCE HALL

13' 4" (maximum) x 4' 8" (maximum) (4.06m x 1.42m)

Having radiator, built-in linen cupboard with slatted linen shelving within, access to loft space served by loft ladder and lighting within.

A detached bungalow of non-standard construction suitable for CASH BUYERS ONLY situated in the picturesque village of Toynton All Saints and occupying a plot size of approximately 0.2 Acres (s.t.s). Accommodation comprises an entrance hall, lounge, kitchen, rear entrance/utility, two double bedrooms and a modern bathroom. The gardens that surround the property are a particular feature and further benefits include majority uPVC double glazing, oil fired central heating, garage and parking. The property is offered for sale with NO ONWARD CHAIN.



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LOUNGE

10' 5" x 15' 1" (3.17m x 4.60m)

Having dual aspect windows, two radiators, ceiling light point, TV aerial point, fireplace with stone hearth and display surround and space for an electric fire.

KITCHEN

10' 4" (maximum) x 9' 3" (maximum) (3.15m x 2.82m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, window to front elevation, radiator, ceiling mounted strip light, space for electric cooker with stainless steel splashback and illuminated fume extractor above, door to: -

REAR ENTRANCE/UTILITY

Having counter top, plumbing for automatic washing machine, dual aspect timber windows, obscure glazed entrance door.

BEDROOM ONE

10' 4" (maximum) x 11' 11" (maximum) (3.15m x 3.63m)

Having window, radiator, ceiling light point, built-in wardrobe with hanging rail within.

BEDROOM TWO

13' 7" (maximum) x 10' 4" (maximum) (4.14m x 3.15m)

Having window enjoying views over the garden, radiator, ceiling light point incorporating fan.



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BATHROOM

8' 4" x 7' 7" (2.54m x 2.31m)

Having panelled bath with wall mounted electric shower above and concertina shower screen, pedestal wash hand basin with tiled splashback, push button WC, radiator, ceiling light point, two obscure glazed windows.

EXTERIOR

The property sits on a large plot and is approached via gated access which leads to the driveway and extends to the side of the bungalow providing off road parking as well as vehicular access to the single garage. The property benefits from front and side gardens which are predominantly laid to lawn, with areas of concrete hardstanding and low level privet hedging to the boundaries.

SINGLE GARAGE

16' 1" x 8' 2" (4.90m x 2.49m)

Of concrete sectional construction. Having up and over door, served by power.

REAR GARDEN

Being initially laid to a paved patio seating area providing entertaining space, leading to a larger lawned section to the rear which houses two established trees and large plant and shrub border. The garden houses an oil tank and a: -

GARDEN SHED

8' 2" x 10' 11" (2.49m x 3.33m)

With concrete base, served by power and housing the floor mounted Boulter oil central heating boiler.

SERVICES

Mains water, electricity and drainage are connected. The property is served by oil central heating.

REFERENCE

17042025/28995682/GAU



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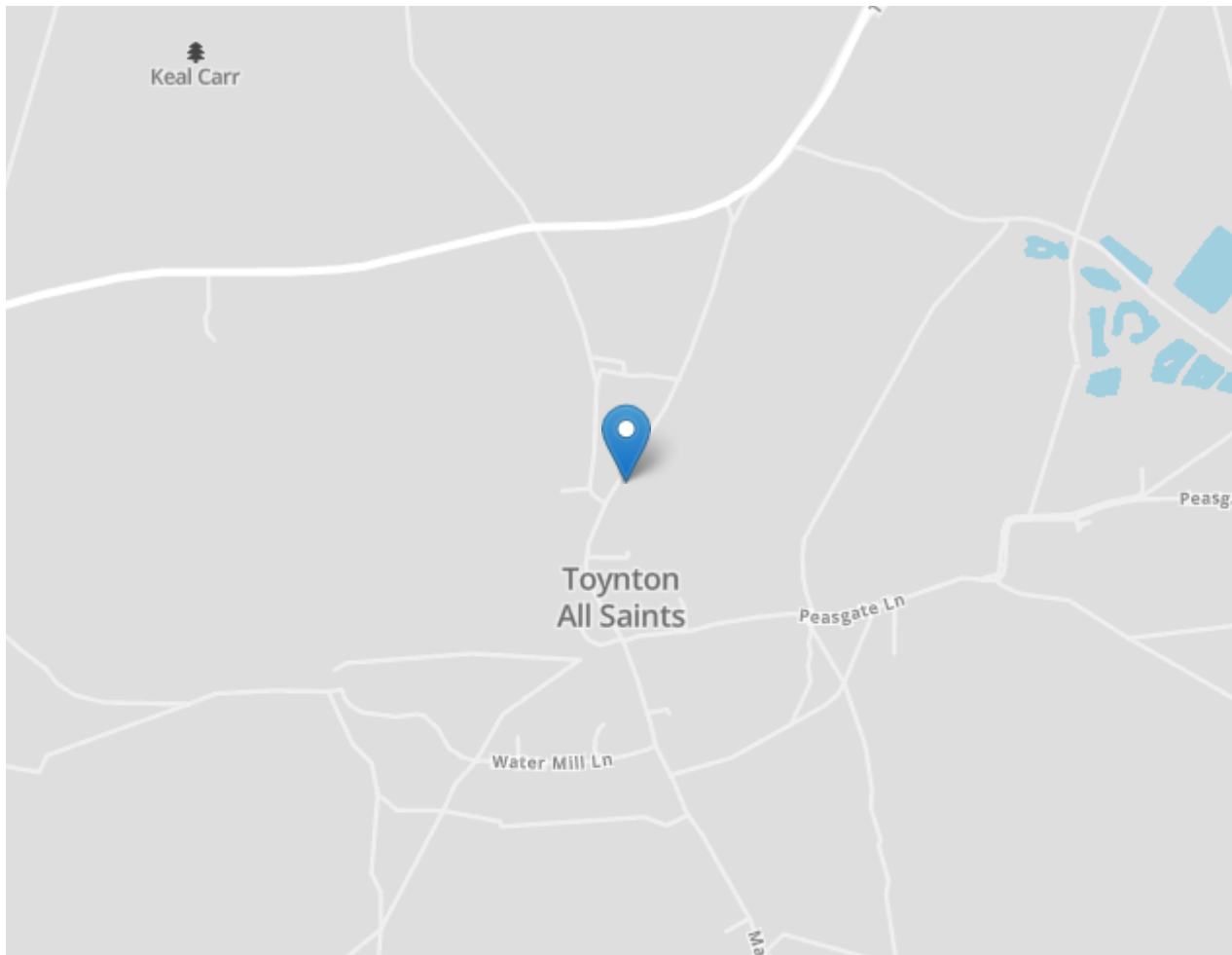
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 71.7 sq. metres (771.7 sq. feet)



Total area: approx. 71.7 sq. metres (771.7 sq. feet)

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