



## Eastville Road, Toynton St. Peter, Spilsby, PE23 5AT

- On a CORNER QUADRANT shaped plot in SOUGHT AFTER village this is a THREE DOUBLE bedroom, TWO reception detached BUNGALOW
- Detached GARAGE (with remote controlled up'n'over door, light, power, window, pedestrian side door) and block paved SECURE PARKING for SIX cars including CARAVAN if required
- UPVC double glazed including 3 x pairs FRENCH doors, CENTRAL HEATING with external boiler oil fired
- MODERN BATHROOM including separate SHOWER, shower rail and curtain over the bath, walls fully/half tiled, built in cupboard and 2 x windows
- THREE DOUBLE bedrooms, entrance lobby and 'T' shaped hall with built in double cupboard
- MATURE front and PRIVATE SOUTH FACING rear, fully fenced GARDENS including EXTENSIVE paved PATIO, Wooden WORKSHOP and a SHED
- WORKS include: NEW 2024 UPVC double glazing, NEW 2023 ROOF, REPLACED BATHROOM, REPLACED FLOORING, New vehicle & pedestrian GATES
- LOUNGE with FEATURE fireplace and ceiling FAN LIGHT, UPVC double glazed CONSERVATORY with CENTRAL HEATING, ceiling FAN LIGHT, electrical power sockets and FRENCH doors
- Fitted KITCHEN DINER with generous range base and wall units, Hotpoint Ultima slot in cooker with double oven and LCD display, space/plumbing for fridge freezer & washing machine

**Price £230,000**





# Eastville Road, Toynton St. Peter, Spilsby, PE23 5AT

## DESCRIPTION

On a corner quadrant shaped plot in sought after village, this is a three double bedroom, two reception detached bungalow, with mature front and private south facing rear, fully fenced gardens (including extensive paved patio, wooden workshop and a shed), detached garage (with remote controlled up'n'over door, light, power, window, pedestrian side door) and block paved secure parking for six cars including caravan if required, in a pleasant village location, having village hall and surrounded by beautiful countryside, only three miles to well serviced historic market town centre, including major supermarket etc.

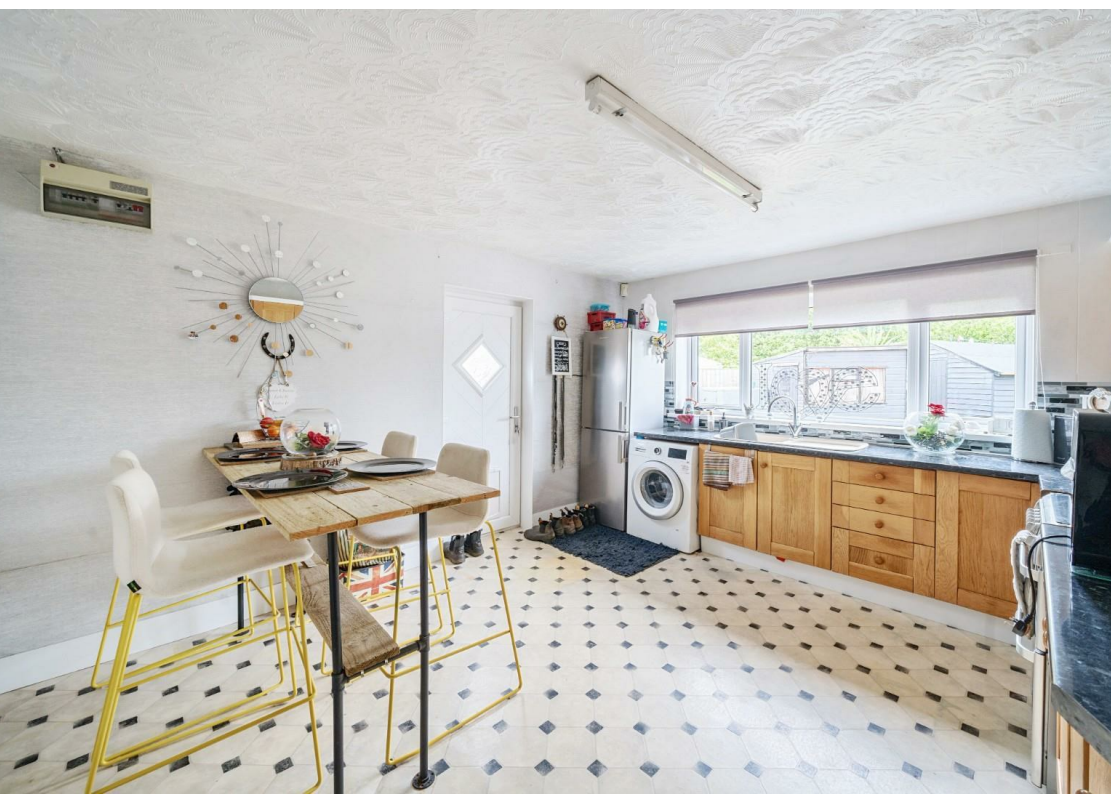
Works include: new 2024 UPVC double glazing, new 2023 roof, replaced bathroom (with separate shower over the bath), replaced flooring and new vehicle & pedestrian gates.

It also benefits from UPVC double glazed including 3 x pairs French doors, central heating with external boiler oil fired, external light and water supplies and is offered freehold.

The property consists of enclosed front door lobby with French doors, 'T' shaped hall with built in double cupboard, lounge (with feature fireplace and ceiling fan light), UPVC double glazed conservatory (with central heating, ceiling fan light, electrical power sockets and French doors), modern bathroom (including separate shower, shower rail and curtain over the bath, walls fully/half tiled, built in cupboard and 2 x windows), fitted kitchen diner (with generous range base and wall units, Hotpoint Ultima slot in cooker with double oven, LCD display and glazed splash back/lid, space/plumbing for fridge freezer & washing machine), and the three double bedrooms including ceiling fan light and access to the conservatory.





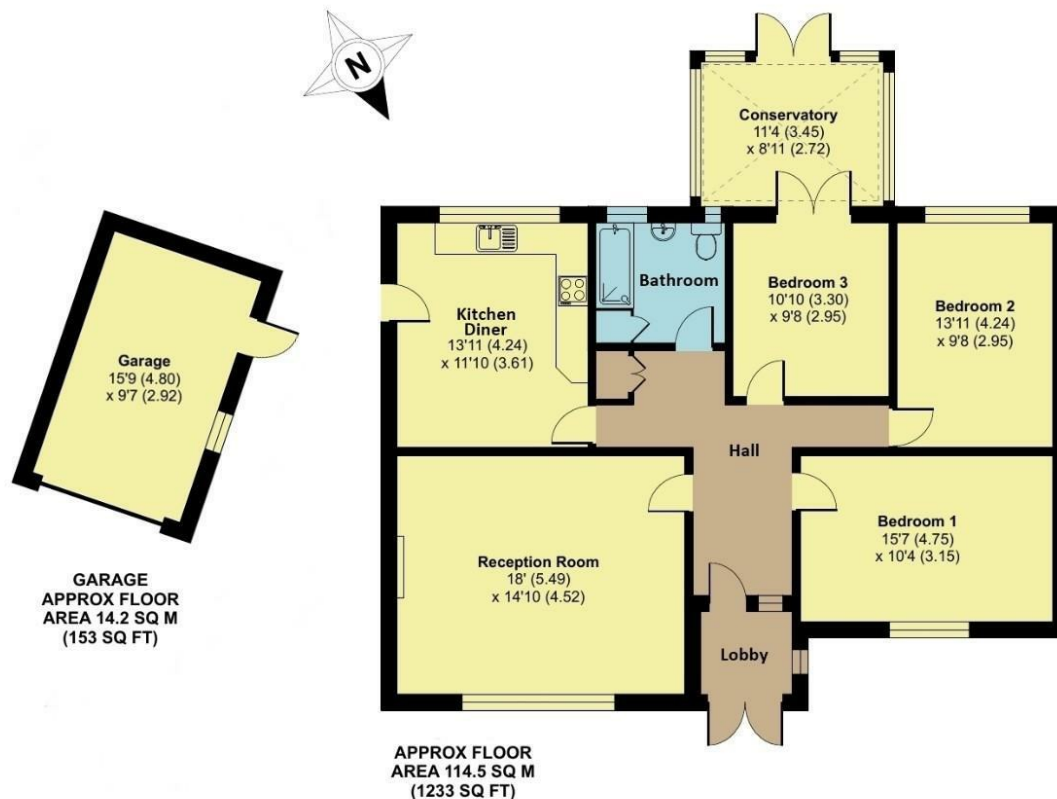




# Toynton St. Peter, Spilsby, PE23

Approximate Area = 1386 sq ft / 128.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1296765

## Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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