



Fairholme
Eastville Road, Toynton St. Peter, Spilsby, Lincolnshire. PE23 5AT

BELL



Fairholme Toynton St. Peter, Spilsby

Fairholme is a spacious, well-presented three bedroom bungalow, providing attractive, modern accommodation with versatile reception spaces. Enjoying an East-West perspective with views from the rear over neighbouring arable farmland, the property provides a generous lounge, breakfast kitchen and wide garden room with solid roof. Accommodation continues with three bedrooms, two front facing, and a family bathroom, plus enviable rear garden with summerhouse and a front lawn with gravelled parking for multiple vehicles, including a motorhome, plus long garage with workshop.

Toynton St Peter is a village approximately two miles south from the town of Spilsby, where a full range of services and amenities plus primary and secondary schooling are located.

ACCOMMODATION

Entrance Porch with uPVC double glazed French doors, uPVC double glazed obscure windows to front and side aspects; tile effect flooring. uPVC double glazed door with matching side panel to:

Hallway initially tiled; then wood flooring, radiator, ceiling lights and power points. Doors to accommodation including:

Lounge having uPVC double glazed bay window to front aspect; log burning stove to stone surround, wood flooring, radiator, ceiling light and power points.



Breakfast Kitchen having uPVC double glazed window to rear, French doors and patio door to garden room; an excellent range of storage units to base and wall levels, sink and drainer to square edge wood effect worktop with space and connections for upright fridge-freezer and under counter washing machine, Neff oven, AEG induction hob, integrated dishwasher. Tiled flooring, radiator, ceiling spotlights and central light over breakfast table space and power points.

Garden Room having uPVC double glazed windows to rear and sides; French and patio doors to rear aspect; wood effect ceramic tiles, radiator, ceiling lights and power points.

Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with shower over, wash hand basin to storage unit and low level WC. Tiles to walls and floor, built in airing cupboard, heated towel rail and ceiling lights.

Bedroom 2 with uPVC double glazed window to rear aspect; wood flooring, radiator, ceiling light and power points.

Bedroom 1 with uPVC double glazed bow window to front aspect; wood flooring, radiator, ceiling light and power points.

Bedroom 3 with uPVC double glazed window to front aspect; wood flooring, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front via a gravel driveway, providing ample parking space for multiple vehicles and front bay for a motorhome, alongside the lawned garden space. The boundaries are contained by mixed hedging to the front and one side, and timber fencing to the other.

The drive continues with concrete hard standing, to the **Garage** with electric roller shutter door to front, lights to ceiling, concrete floor; with multiple power points and continuing down to the rear **Workshop** space with



workbench and door to side, window to rear. There is an external tap to the front.

The rear garden is initially laid to paving, providing two seating spaces either side of the garden room. Then extends out, across the rear, a generous lawned garden space, with a range of mature flowers and shrubs and the timber **Summerhouse/Studio**, plus side access to the garage.

The rear is contained by low-level fencing, allowing for an open view to the east across the arable farmland beyond.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

Oil fired central heating – mains water, electric and drainage.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office

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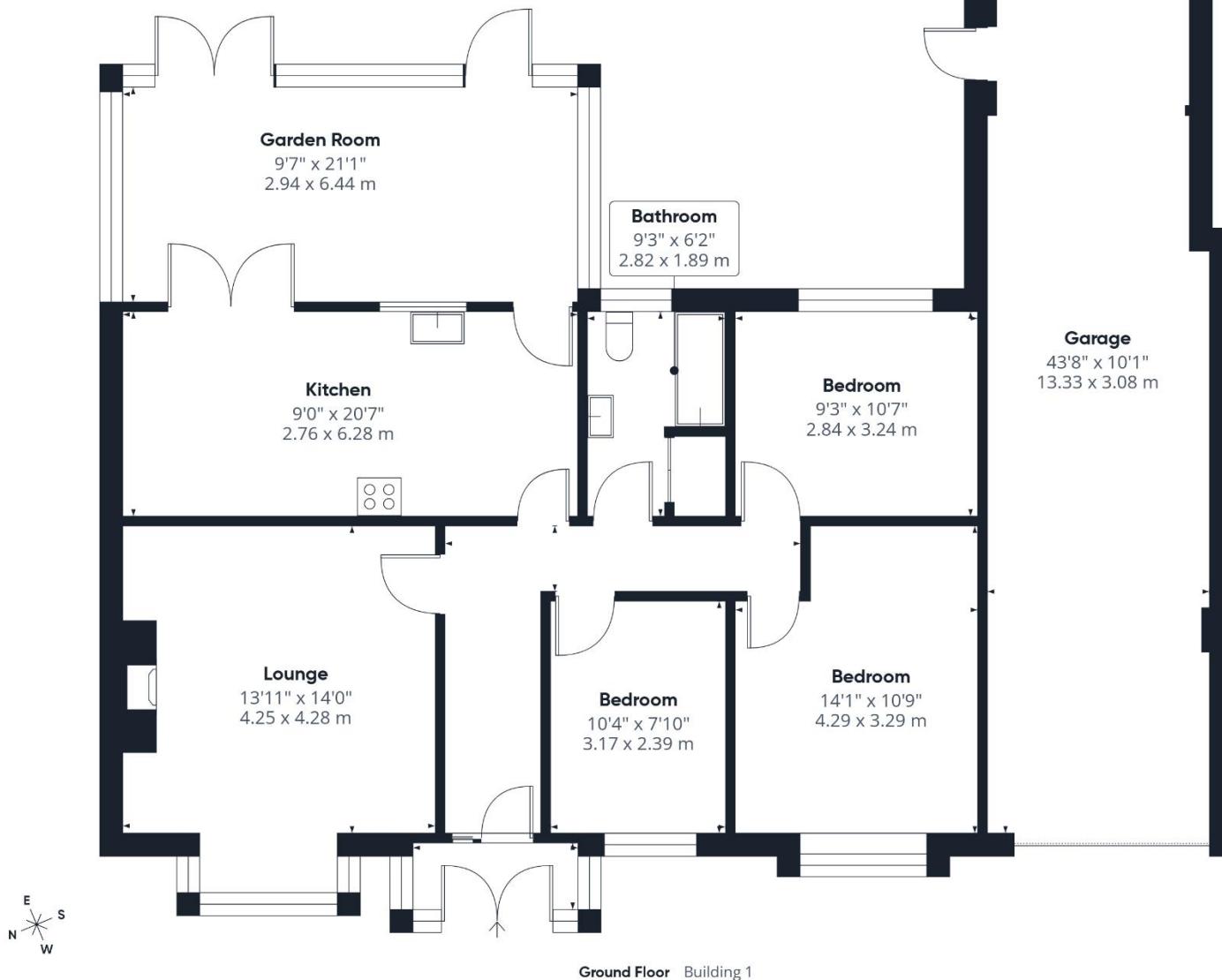
Approximate total area⁽¹⁾

1543 ft²
143.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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