



 **NEWTON**  
**FALLOWELL**

Sapphire, Sandy Lane, Great Steeping – PE23 5PS  
£375,000

# Sapphire, Sandy Lane

Great Steeping, Spilsby

Set within a generous plot of approximately 0.23 acre, subject to survey, this beautifully presented detached home enjoys a prime position in a highly sought-after village location.

Finished to an exceptional standard throughout, the property offers well-planned and versatile accommodation comprising a welcoming entrance hall, a comfortable lounge and a stylish fitted dining kitchen complete with integrated appliances. The ground floor further benefits from a utility room, a well-proportioned bedroom and a contemporary shower room.

To the first floor are two additional bedrooms and a modern family bathroom, providing flexible living space ideal for a range of buyers.

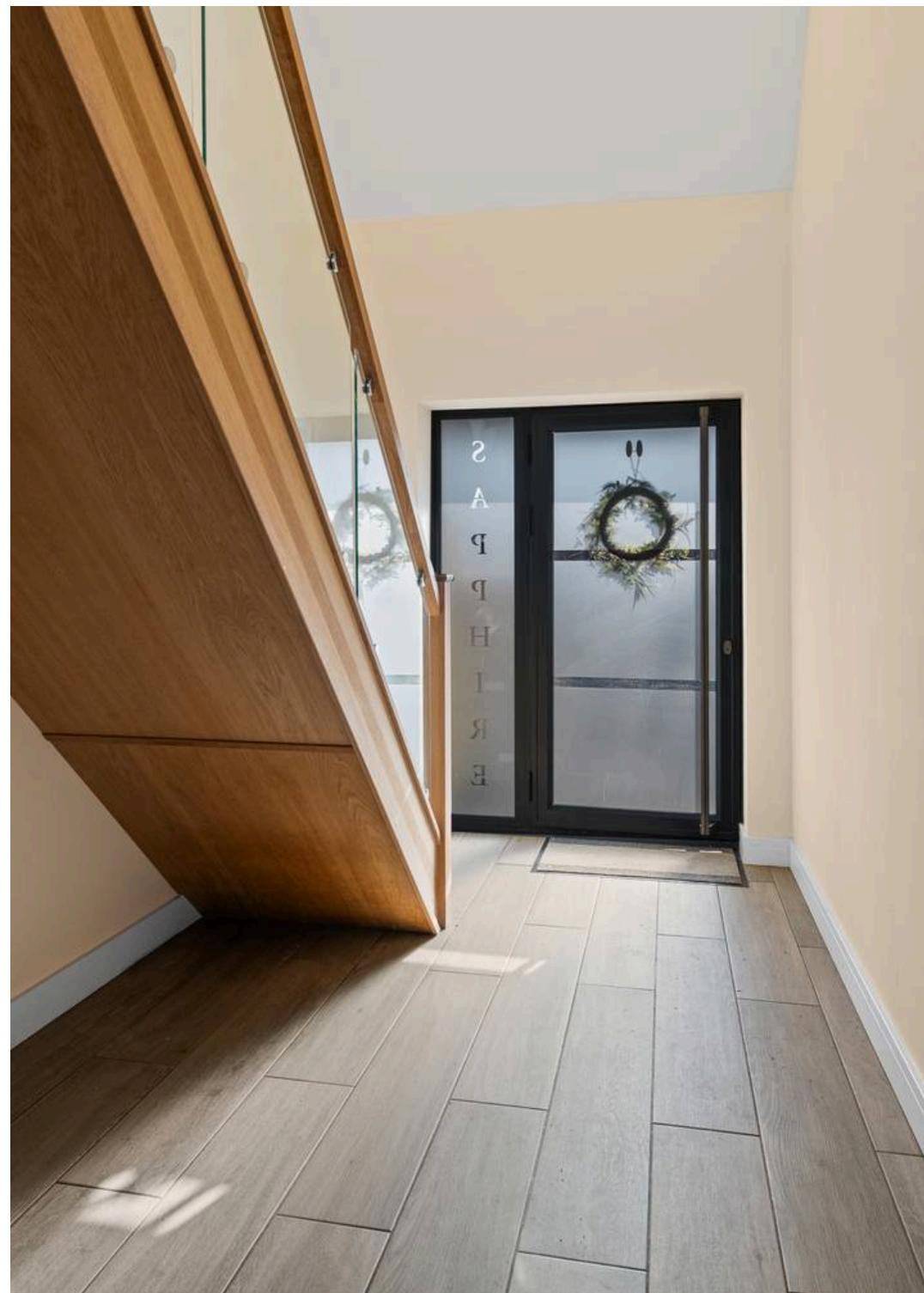
Externally, the property boasts ample off-road parking, while to the rear there is a fully enclosed garden, perfect for relaxing or entertaining.

The home is enhanced by energy-efficient features including an air source heat pump supplying underfloor heating throughout, as well as high-performance glazing, ensuring comfort and efficiency all year round.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B





### **ACCOMMODATION**

Glazed front entrance door with side screen through to the:

### **ENTRANCE HALL**

Having inset ceiling spotlights, wood effect flooring with underfloor heating and feature oak & glass staircase rising to first floor.

### **LOUNGE**

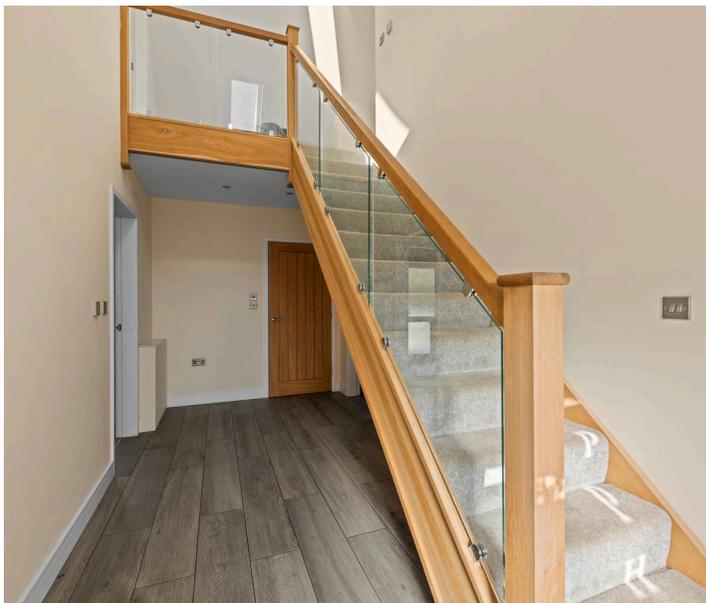
16' 11" x 7' 5" (5.16m x 2.26m)

Having box bay window to front elevation, inset ceiling spotlights and wood effect flooring with underfloor heating.

### **DINING KITCHEN**

15' 7" x 11' 6" (4.76m x 3.50m)

Having windows to front & side elevations, inset ceiling spotlights and wood effect flooring with underfloor heating. Fitted with a range of base & wall units with work surfaces & upstands comprising: undercounter sink with mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards & space for microwave over, tall unit to side housing integrated electric oven with cupboards under & over. Work surface return with cupboards under, tall unit to side. Island unit with inset induction hob, cupboards & drawers under, breakfast bar to one side. The kitchen also incorporates an integrated fridge & freezer.





#### UTILITY

10' 10" x 6' 9" (3.30m x 2.06m)

Having part glazed door & window to side elevation, inset ceiling spotlights, wood effect flooring with underfloor heating, work surface with appliance spaces under, work surface return with cupboard under, cupboard over.

#### BEDROOM THREE

15' 7" x 10' 3" (4.74m x 3.12m)

Having window to rear elevation, inset ceiling spotlights and wood effect flooring with underfloor heating.

#### SHOWER ROOM

8' 0" x 5' 2" (2.43m x 1.57m)

Having window to rear elevation, inset ceiling spotlights, tiled floor with underfloor heating, tiled walls, overhead rainfall & hand-held shower fitting, wall mounted hand basin with mixer tap and WC with concealed cistern.

#### FIRST FLOOR LANDING

Having two roof windows to front elevation and underfloor heating.

#### BEDROOM ONE

15' 10" x 8' 1" (4.83m x 2.46m)

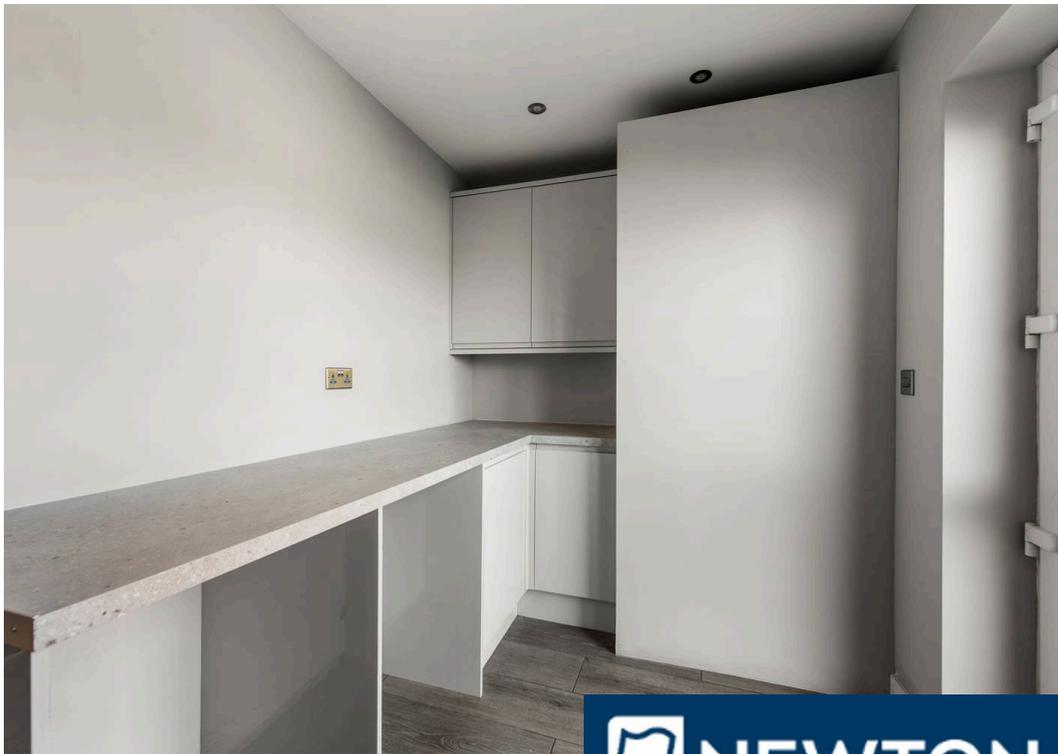
Having dormer style windows to front & rear elevations, inset ceiling spotlights and underfloor heating.

#### BEDROOM TWO

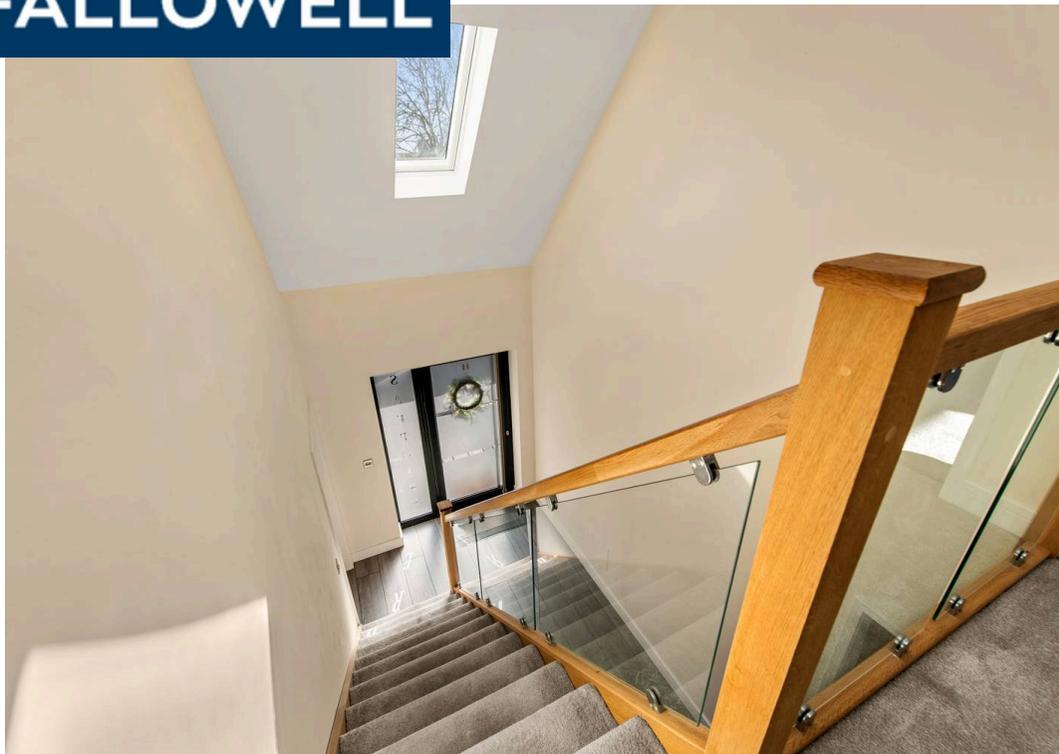
14' 2" x 11' 6" (4.32m x 3.51m)

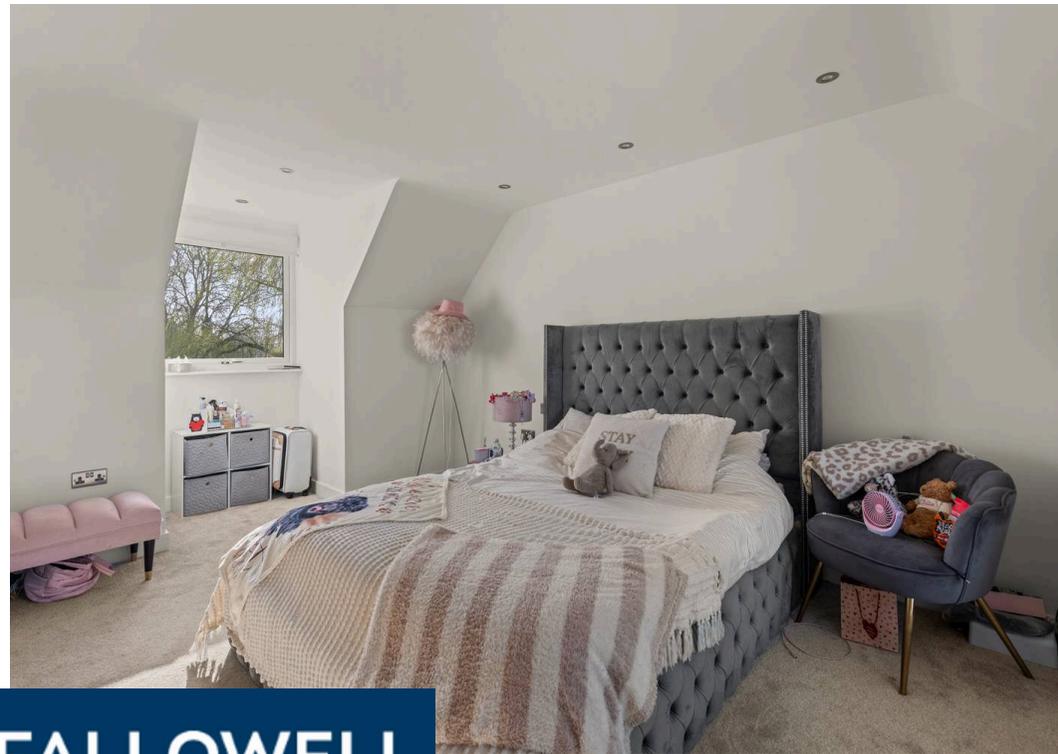
Having window to front elevation, inset ceiling spotlights and underfloor heating.





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#### **BATHROOM**

11' 7" x 8' 6" (3.53m x 2.60m)

Having dormer style window to rear elevation, inset ceiling spotlights, extractor, tiled floor with underfloor heating, freestanding bath with central mixer tap, hand basin inset to vanity unit with cupboard under, tall storage unit to side and WC with concealed cistern.

#### **EXTERIOR**

To the front of the property there are shaped lawns with a driveway providing ample off-road parking. Gated access to the:

#### **REAR GARDEN**

Being enclosed and having a continuation of the driveway, lawned area, garden shed and large block paved patio area.

#### **THE PLOT**

The property occupies a plot of approximately 0.23 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving underfloor heating throughout and the property has high performance glazing. The current council tax is band D.

## LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



### Ground Floor

Approx. 82.2 sq. metres (885.0 sq. feet)



### First Floor

Approx. 62.2 sq. metres (669.0 sq. feet)



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## Newton Fallowell Estate Agents

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