



Charfield
Fenside Road, Toynton St.Peter, Spilsby, Lincolnshire. PE23 5DB





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Fenside Road, Toynton St. Peter

Charfield is a well-presented, two-bedroom, semi-detached bungalow enjoying garden spaces to the front and rear. Located to a quiet position in the small village of Toynton St Peter, the property comprises a dining kitchen and living room to the front; bedroom and shower room with a long single garage and versatile office / store / studio behind.

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

ACCOMMODATION

Hallway having uPVC double glazed obscure side entrance door with matching window alongside, wood effect flooring, built in airing cupboard, loft access hatch, radiator and ceiling lights. Doors to accommodation including:

Kitchen having uPVC double glazed window to front aspect; an excellent range of storage units to base and wall levels including roller shutter Cho sort and glazed corner unit, sink and drainer to roll edge worktop, oven and hob beneath extractor canopy, slimline dishwasher; under counter washing machine, upright fridge freezer. Tiled floor, radiator, ceiling lights and power points.

Lounge having uPVC double glazed bow window to front aspect; log burning stove on slate stand with brick surround and oak mantle, carpeted floor, radiator, ceiling and wall lights and power points.

Bedroom 1 having uPVC double glazed window to rear aspect; built in full height wardrobe storage, carpeted floor, radiator, ceiling light and power points.

Bedroom 2 with uPVC double glazed leaded patio door with full height windows alongside, to rear aspect; wood effect flooring, radiator, TV point, ceiling light and power points.





Shower Room having uPVC double glazed obscure window to side aspect; low threshold shower cubicle with monsoon and regular heads over, pedestal wash hand basin and low level WC. Tiles to walls and floor, radiator and ceiling light.

OUTSIDE

The property is approached up a gravel driveway proving parking and turnaround space and leading to the **Long Single Garage** with up and over door to front, personnel door to side and ceiling light.

Office / Studio / Store to the rear with uPVC window to side, door to side, light and power connected.

The front garden is laid to lawn with a mature tree to the centre and evergreen hedge continuing the front.

The rear garden is laid to lawn with an L-shaped, paved patio facing south-west and looking across to the open field views beyond. Stepping down from the lawn is a further patio space, with timber **Summerhouse** and shed.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: D

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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Brochure prepared 5.6.2026





Approximate total area⁽¹⁾

983 ft²

91.3 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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