



**Gosho, 69 Main Road**  
Toynton All Saints

**BELL**



## 69 Main Road Toynton All Saints

69 Main Road is an excellently presented, individually designed, four-bedroom family home, finished to the highest standards, occupying a ¼ acre plot (sts). Standout features include oak internal doors, underfloor heating throughout the property and an air source heat pump adding to the properties excellent energy efficiency. With high-quality modern finishes throughout, the property enjoys an East-West orientation with large rear garden, ample driveway parking for multiple vehicles alongside a large garage; and is elevated from the road at the front.

Accommodation includes a large triple-aspect Lounge stepping out to rear patio, flexible dining-kitchen, alongside utility and shower room – plus snug/study to the ground floor. The bedrooms, including a master with en suite, and family bathroom are laid out above.

### ACCOMMODATION

**Hallway** with composite double glazed obscure front entrance door, tiled floor, ceiling lights and power points. Doors to study/snug, kitchen and

**Lounge** having uPVC double glazed sash window to front, windows to side and bi-folds to rear; log burning stove to tiled stand with brick surround and oak mantle, carpeted floor, TV point, hard wired surround sound system, ceiling light and power points.

**Dining Kitchen** having uPVC double glazed windows to side and rear, bi-fold doors to side aspect; an excellent range of modern storage units to base and wall levels plus island, 1 1/2 bowl sink and drainer to square edge worktop with integrated appliances, Bosch oven, induction hob with down draft extractor fan kitchen island cooker hood and island pop up plug sockets. Tiled floor, lights to ceiling including feature lights over dining space and kitchen island, TV point and power points. Door to:





**Utility** having composite double glazed obscured door and window to side; storage unit and space and connections for washing machine beneath roll edge worktop. Tiled floor, radiator, ceiling light, built in cupboard housing the water cylinder and power points. Door to:

**Shower Room** comprising; shower cubicle with triton electric shower over, low level WC, wash hand basin to storage unit. Tiled floor, Expelair extractor, heated towel rail and ceiling lights.

**Study / Snug** with uPVC double glazed sash window to front aspect; carpeted floor, ceiling light and power points.

### First Floor

**Landing** with uPVC double glazed sash window to front aspect; carpeted floor, built in cupboard, ceiling lights and power points. Doors to:

**Family Bathroom** having uPVC double glazed obscure window to side aspect; panel bath with tiled surround, radial basin and column tap to storage unit with illuminated mirror over and low level WC. Tile effect floor, vertical style radiator and ceiling lights.

**Bedroom 1** with uPVC double glazed window to rear aspect; carpeted floor, ceiling light and power points. Door to:

**En- Suite Shower Room** having uPVC double glazed obscure window to side aspect; shower cubicle with monsoon and regular heads over, tiled surround, Hand wash basin to storage unit with illuminated mirror over and low level WC. Tile effect flooring, column radiator and ceiling lights.

**Bedroom 2** with uPVC double glazed window to rear aspect; carpeted floor, ceiling light and power points.

**Bedroom 3** with uPVC double glazed sash window to front aspect; carpeted floor, ceiling light and power points.

**Bedroom 4** with uPVC double glazed sash window to front aspect; carpeted floor, ceiling light and power points.





## OUTSIDE

The property is approached to the front up a wide, gravel driveway which leads around the rear of the property to the **Garage** with up and over electric door to front, uPVC double glazed obscure window to one side, light and power.

The front, sloping up from the road, is set to lawn with small shrubs to slate chipped borders, a block-paved path running to the front door and hedged side boundary. A gate leads through to the pet friendly, secure, side lawn space; stepping out from the utility.

There is a porcelain paved, south-east facing seating area leading off the kitchen and lounge bi-fold doors to the rear; meanwhile the principle rear garden space is laid to lawn with fledgling trees, landscaped borders, a large porcelain patio seating space, timber framed Store and 'Cabin' Bar / Hosting space (available subject to negotiation). The rear is contained by timber post and rail fencing, allowing open views over surrounding countryside.

## THE AREA

Toynton All Saints is a pleasant village located approximately 1½ miles away from the well serviced market town of Spilsby – which provides a full range of services and amenities and public transport links to the coast, Boston and Horncastle. The village itself has a village primary school, village hall and church.

**East Lindsey District Council – Tax band:**

**ENERGY PERFORMANCE RATING:**

**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.

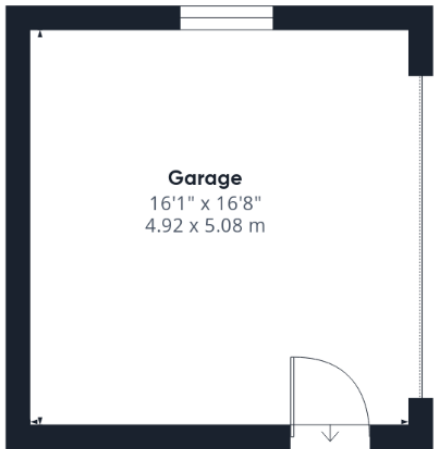
**VIEWING:** By arrangement with the agent's Horncastle Office

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**Garage**  
16'1" x 16'8"  
4.92 x 5.08 m

**Approximate total area<sup>(1)</sup>**

1812 ft<sup>2</sup>  
168.3 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>  
1.3 m<sup>2</sup>

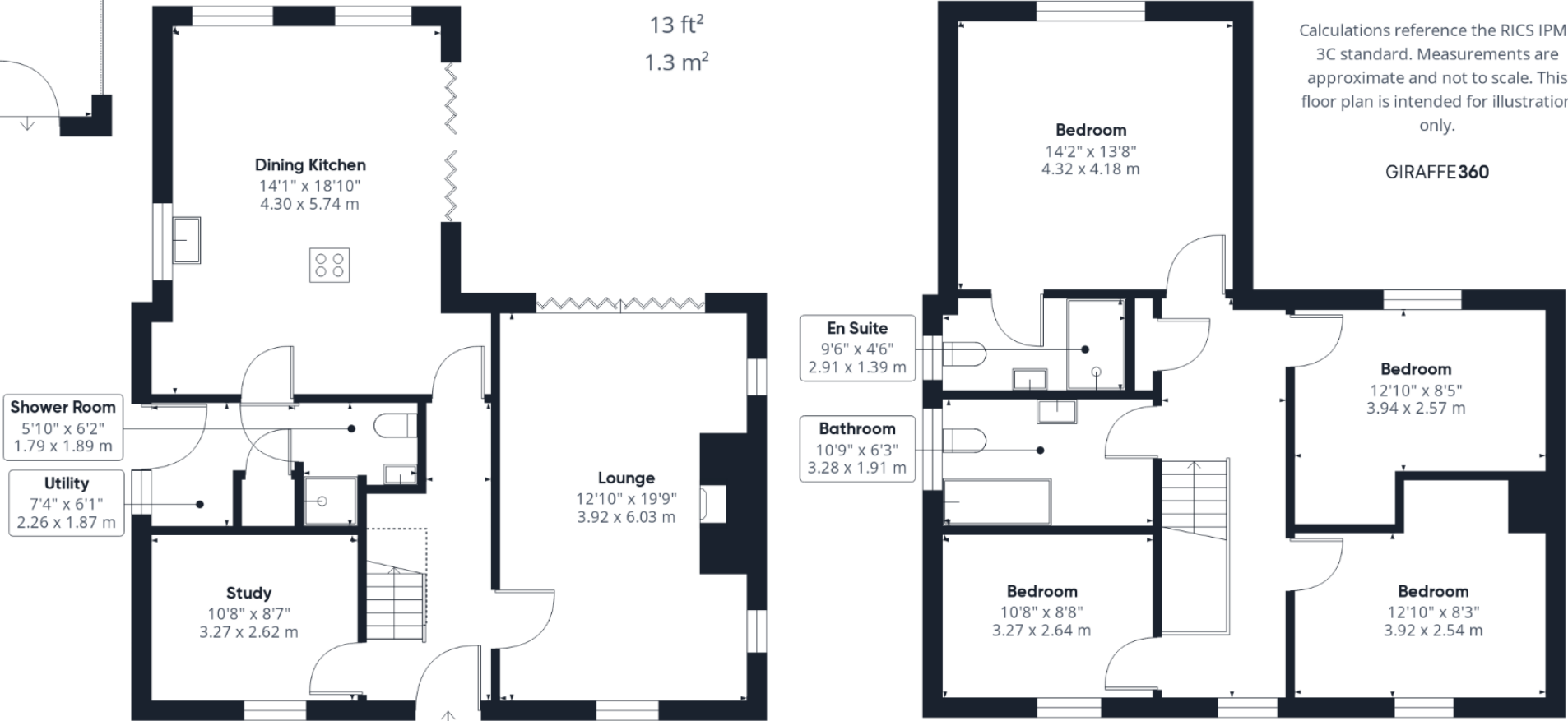
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

**GIRAFFE360**



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