

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



Wide Acre, Dowsdale Bank, Shepeau Stow PE12 0UA

**£325,000 Freehold**

- 3 Bedroom Bungalow
- Spacious Accommodation
- Country Location with Open Views
- No Onward Chain
- Viewing Recommended

Spacious detached bungalow in non-estate location with expansive open views to the front and rear. Established gardens, driveway and garage. Large reception hall, Lounge, dining kitchen, utility room, conservatory, master bedroom with en-suite, 2 further double bedrooms and shower room.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



#### **ACCOMMODATION**

Part glazed UPVC front entrance door opens into:

#### **LARGE RECEPTION HALL**

16' 8" x 9' 6" (5.1m x 2.9m) plus recesses Coved and textured ceiling, 2 pendant light fittings, smoke alarm, radiator, large built-in airing/storage cupboard, doors arranged off to:

#### **LOUNGE**

17' 2" x 12' 8" (5.24m x 3.87m) Leaded light bay window to the front elevation with display sill, radiator, coved and textured ceiling, 3 wall lights, ornamental fireplace with freestanding electric fire.

#### **DINING KITCHEN**

15' 10" x 13' 2" (4.83m x 4.03m) Extensive range of fitted units comprising base cupboards and drawers, roll edged worktops, single drainer stainless steel sink unit with mixer tap, intermediate wall tiling, eye level wall cupboards, built-in electric double oven, 4 ring ceramic hob, multi speed cooker hood, further appliance space, coved and textured ceiling, fluorescent strip light, radiator, door to:

#### **UTILITY ROOM**

13' 3" x 6' 7" (4.06m x 2.02m) Single drainer stainless steel sink unit set



within worktops with cupboards beneath, eye level wall cupboards, leaded light UPVC window to the rear elevation, coved and textured ceiling, plumbing and space for washing machine, space for tumble dryer, radiator, half glazed UPVC external entrance door, personnel door to the Garage.

From the Kitchen a glazed door opens into:

#### CONSERVATORY

14' 0" x 9' 4" (4.29m x 2.87m) Brick and UPVC construction with a pitched polycarbonate roof, pendant light fitment with propeller style fan, power points, glazed external entrance door.

From the main Reception Hall further doors are arranged off to:

#### MASTER BEDROOM

13' 8" x 15' 9" (4.18m x 4.82m) maximum Leaded light UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator, door to:

#### EN-SUITE SHOWER ROOM

9' 7" x 5' 5" (2.93m x 1.66m) Three piece suite comprising shower cabinet with Mira power shower, low level WC with push button flush, hand basin with mono block mixer tap and store cupboard beneath, half tiled walls, extractor fan, coved and textured ceiling, store cupboard, leaded light obscure glazed window, vertical radiator/towel rail.

#### BEDROOM 2

14' 7" x 10' 4" (4.45m x 3.17m) Leaded light UPVC window to the front elevation, radiator, coved and textured ceiling, ceiling light.

#### BEDROOM 3

11' 1" x 11' 0" (3.40m x 3.36m) Leaded light UPVC window to the front elevation, radiator, coved and textured ceiling, ceiling light.

#### SHOWER ROOM

9' 6" x 3' 10" (2.92m x 1.17m) Three piece suite comprising double sized walk-in shower cabinet with Triton power shower, low level WC with push button flush, hand basin set within vanity storage unit with cupboards and tiled splashback, radiator, leaded light obscure glazed window, coved and textured ceiling, ceiling light, extractor fan.

#### EXTERIOR

The property has a lawned front garden with stocked borders, privet hedge and a gravelled driveway with turning bay, multiple parking and access to:

#### INTEGRAL GARAGE

17' 9" x 9' 4" (5.42m x 2.87m) Grant oil fired central heating boiler, access to loft space, up and over door, power and lighting, concrete floor, personnel door.

Gated side access leading round to:

#### ESTABLISHED REAR GARDEN

Extensive lawn, stocked borders, large paved patio areas, metal store shed, summerhouse, modern Titan oil storage tank, close boarded timber fencing to the side and rear boundaries and views of open farmland to the rear.

#### DIRECTIONS/AMENITIES

From Spalding proceed in a southerly direction along the A16 Peterborough Road continuing for 8 miles to the outskirts of Crowland. Turn left on to the B1166 signposted Gedney Hill and Wisbech, continue for around 2 miles to Shepeau Stow, turn right into Dowsdale Bank, pass the primary school, continue for 400 yards and the property is situated on the left hand side.

There is a local primary school within easy walking distance of the property along with village stores in Whaplode Drove and Holbeach Drove and Gedney Hill Golf Club is a short distant away. The small historic town of Crowland is 4 miles from the property and has a range of amenities, Spalding is 10 miles distant and the cathedral city of Peterborough also 10 miles distant offering a full range of shopping, banking, leisure, commercial and educational facilities along with being on the east coast main line minimum journey time to London's Kings Cross 48 minutes.

GROUND FLOOR  
1639 sq.ft. (152.3 sq.m.) approx.



TOTAL FLOOR AREA: 1639 sq ft. (152.3 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, fixtures, contents and any other items are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should not be used as a prospective purchase. The furniture, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12021

**TENURE**

Freehold

**SERVICES**

Mains water and electricity. Private drainage.  
Oil central heating.

**COUNCIL TAX BAND**

Band C

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

**ROOM SIZE ACCURACY**

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

**APPARATUS AND SERVICES**

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

**Ref: S10767**

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

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