

EST 1770



# Longstaff<sup>COM</sup>

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



## High Street, Market Deeping

**GUIDE PRICE - £175,000 Freehold**

- Sought After Location
- Garage
- Off Road Parking
- No Onward Chain

Two bedroom semi-detached house conveniently located near the town centre with single garage and off road parking. No onward chain.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL





**DESCRIPTION**

Two-bedroom semi-detached house conveniently located near the town centre with single garage and off road parking. No onward chain.

**ENTRANCE HALL**

2' 3" x 2' 10" (0.71m x 0.88m) Access through south facing upvc double glazed door with frosted glazed upper panel. Tiled floor with painted walls.

**ENTRANCE HALL**

14' 0" x 2' 11" (4.27m x 0.9m)  
Carpeted with wallpaper walls and ceiling mounted light. Double panel radiator mounted on east wall.

**DINING ROOM**

13' 0" x 12' 0" (3.98m x 3.68m maximum) New laminate flooring with wallpaper walls, ceiling mounted light fitting and double panel radiator mounted beneath north facing upvc double glazed window. Open fire with marble hearth and stone effect surround with wooden mantel.





Understairs Cupboard with lights and electric and tiled floor.

#### LIVING ROOM

12' 11" x 12' 0" (3.94m plus bay window x 3.68m)

South facing bay window with upvc double glazed window. Wood effect laminate flooring with wallpaper walls, two double panel radiators and ceiling mounted light. Open fire with slate effect hearth and stone effect surround with wooden mantel.

#### KITCHEN

9' 4" x 7' 10" (2.87m x 2.41m)

Tiled flooring with tiled and painted walls with ceiling mounted light. Upvc double glazed west facing entrance door and window. Range of base and wall mounted kitchen units with single sink and drainer, free standing electric double oven and four ring hob with extractor fan above.

#### COAL HOUSE

4' 6" x 5' 0" (1.38m x 1.54m)

#### OUTSIDE WC

3' 0" x 5' 0" (0.93m x 1.54m)

WC and north facing window.

#### STAIRS & LANDING

Stairs leading from entrance hallway leading to first floor landing with wallpaper walls, neutral carpet and ceiling mounted light.

Storage Cupboard with coat hooks and shelf.

#### MASTER BEDROOM

12' 11" x 15' 6" (3.94m x 4.74m maximum)

South facing upvc double glazed window with wallpaper walls, neutral carpet and ceiling mounted light. Feature fireplace and double panel radiator mounted beneath window.

#### SECOND BEDROOM

13' 1" x 9' 6" (3.99m x 2.9m)

Carpeted with wallpaper walls and north facing upvc double glazed window. Feature fireplace, ceiling mounted light and double panel radiator mounted beneath window.

#### BATHROOM

9' 4" x 8' 0" (2.87m x 2.46m)

Carpeted with neutral décor and part tiled walls. Suite includes pedestal wash hand basin, fitted bath with tiling above and WC. North facing upvc double glazed window and double panel radiator mounted on east wall.

Boiler Cupboard containing Logic Combi-30 Gas Fired Boiler with pine slatted shelves beneath.

#### GARDENS with Greenhouse

The property has the benefit of a small section of garden to the front (South) of the property as well as the main garden to the rear. The rear garden can be accessed along a right of way along the west side of the property through the side gate or from the driveway to the north of the garden. The pedestrian access/alleyway is owned by the neighbouring property and this has a right of way over it subject to meeting 50% of the cost of maintaining the pedestrian access/alleyway. Immediately outside the rear door there is a concrete yard area with garden extending northwards. The garden is bordered by close boarded fences with garden shed and a brick built single garage.

#### GARAGE

18' 6" x 8' 6" (5.66m x 2.6m maximum)

Pedestrian door with up and over garage door. The garage previously had electric connected to the house, although the electric supply is currently disconnected.



## DRIVEWAY

There is a gravel driveway to the north of the garage with a vehicular and pedestrian right of way over the adjacent property (1B Godsey Lane). The area initially in front of the driveway extending approximately 5.8 metres to the north of the up and over garage door, will be included in the ownership of 87 High Street, although the area used to gain access to it will remain under the ownership of 1B Godsey Lane. 87 High Street will be responsible for contributing a 50% share of the maintenance of the shared access area.



FOR EPC GRAPH - ORDERED

## TENURE

Freehold

## SERVICES

The property has the benefit of mains water, foul drainage, electric and gas.

## COUNCIL TAX

BAND B

## LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

## 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: 14489

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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