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



## ‘Norfolk House’ South Drove, Spalding PE11 3ED

### **GUIDE PRICE £205,000 Freehold**

- Cash Buyers Only
- Rural Location
- Open Fields to the Front, Side and Rear
- 3 Bedrooms
- Viewing Recommended

Older style detached house in rural setting approximately 3 miles to the south of Spalding town centre. With open fields to the front, side and rear and occupying a plot of approximately 0.67 acres (2800sq.m.). 'Norfolk House' offers a full renovation project or potential to demolish and rebuild subject to a 'one for one' planning consent. The property has some outbuildings including a large former piggery and offers great potential for an incoming buyer. Owing to the structural condition of the property we are inviting 'CASH BUYERS ONLY'.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



#### **ACCOMMODATION**

Part glazed UPVC front entrance door to:

#### **ENTRANCE LOBBY**

Staircase off, door to:

#### **SITTING ROOM**

12' 5" x 12' 0" (3.81m x 3.67m) Open fire place, UPVC window to the front and side elevations, radiator, door to:

#### **BREAKFAST KITCHEN**

20' 9" x 7' 9" (6.35m x 2.38m) Oil fired Rayburn Royal Range providing hot water and limited central heating. UPVC window to the rear and side elevations, range of older style kitchen units comprising base cupboards, drawers, eye level wall cupboards, partial tiling, worktops, single drainer stainless steel sink unit, textured ceiling, fluorescent strip light, understairs cupboard, half glazed UPVC external entrance door, door to:

#### **SHOWER/LAUNDRY ROOM**

7' 8" x 6' 8" (2.36m x 2.05m) Low level WC, shower cubicle with electric



shower, radiator, plumbing and space for washing machine, ceiling light.

From the front Entrance Lobby the staircase rises to:

#### FIRST FLOOR LANDING

Ceiling light, doors arranged off to:

#### BEDROOM 1

12' 4" x 12' 5" (3.78m x 3.81m) UPVC window to the front elevation, ceiling light, recessed cupboard.

#### BEDROOM 2

12' 0" x 12' 2" (3.67m x 3.72m) UPVC window to the front elevation, radiator.

#### BEDROOM 3

9' 5" x 9' 3" (2.89m x 2.84m) UPVC window to the rear elevation, radiator, Airing Cupboard, door to:

#### BATHROOM

5' 4" x 8' 0" (1.64m x 2.45m) Panelled bath and wash hand basin. Obscure glazed UPVC window to the rear.

#### EXTERIOR

There is an open plan lawned garden to the front of the property and, to the right hand side, a semi enclosed private garden area with lawn, apple and pear trees and tall conifers to the front and side boundaries. To the left hand side of the house there is an extensive driveway and turning area which provides parking for numerous vehicles and there is a further hard standing area immediately to the rear of the house. Beyond this is a lawned garden, modern oil storage tank and a 7 bar metal farm style gate opening into a:

#### PONY Paddock

Post and mesh fencing, mature tree and a breeze block and corrugated hay store.

#### FORMER PIG STY/GENERAL PURPOSE BUILDING

36' 1" x 22' 11" (11m x 7m) Rendered breeze block construction with some divided internal pens, corrugated metal roof and power connected.

To the side of this:

#### LEAN TO POLE BARN

Of corrugated metal construction with small lean-to store adjacent.

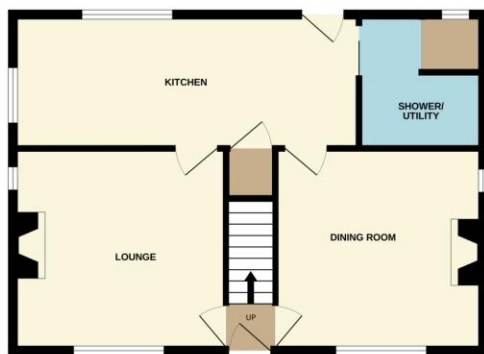
#### DIRECTIONS

From the centre of Spalding at the High Bridge proceed in a southerly direction along the West Bank of the Welland along London Road and up to the Little London 'T' junction turning right proceeding through Little London and Spalding Common and then up to the 'T' junction with the B1175 turning left and then immediately right into the continuation of South Drove and the property is situated on the left hand side.

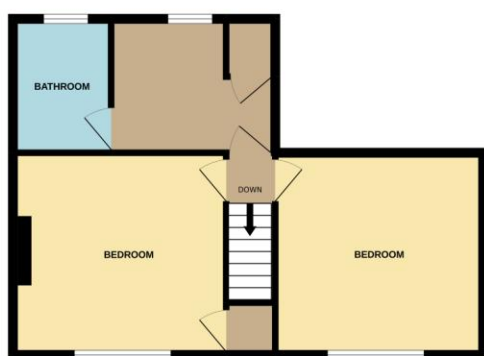
#### AMENITIES

The Little London area of town is less than 2 miles from the property and has a builders merchants, public house and generous stores, hairdressers etc. Spalding town centre is 3 miles distant and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 17 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 46 minutes.

GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA - 1023 sq.ft. (95.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1   G	

## TENURE

Freehold

## SERVICES

Mains water and electricity.

## COUNCIL TAX BAND

Band B

## 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: S11049

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.

## ADDRESS

R. Longstaff & Co.  
5 New Road  
Spalding  
Lincolnshire  
PE11 1BS

## CONTACT

T: 01775 766766

F: 01775 762289

E: [spalding@longstaff.com](mailto:spalding@longstaff.com)

[www.longstaff.com](http://www.longstaff.com)

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