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



18 East Street, Crowland PE6 0EN

**GUIDE PRICE - £235,000 Freehold**

- 2 Double Bedrooms
- 2 Reception Rooms
- No Chain
- Gas Central Heating
- Single Garage with Gravelled Driveway

Deceptively spacious semi-detached cottage situated in the popular location of Crowland. Accommodation comprising entrance lounge, dining room, kitchen breakfast room, shower room and conservatory to the ground floor; 2 double bedrooms and bathroom to the first floor. Mature gardens to the rear. Single garage. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





**ACCOMMODATION**

UPVC double glazed door with obscure glazed panel leading into:

**LOUNGE**

13' 10" x 19' 5" (4.24m x 5.92m) UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation, coved and textured ceiling, 2 centre spotlights, 2 wall lights, solid parquet flooring, double radiator, single radiator, TV point, telephone point, feature fireplace with tiled insert and tiled hearth, door to:

**DINING ROOM**

12' 0" x 12' 5" (3.67m x 3.79m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre spotlight fitment, radiator, Inglenook fireplace with stone insert, tiled hearth and oak mantle with fitted wood burner, storage cupboard off with shelving. Door to staircase rising to first floor. Square archway into:

**KITCHEN BREAKFAST ROOM**

8' 4" x 13' 9" (2.55m x 4.21m) UPVC double glazed window to the rear elevation, obscure UPVC double glazed door to the rear elevation leading into Conservatory, textured ceiling, 2 centre spotlights, tiled flooring, radiator, fitted with a wide range of base and eye level units with work





surfaces over, tiled splashbacks, freestanding Leisure Range style electric cooker, stainless steel canopy extractor hood over, inset one and a half bowl sink with mixer tap, plumbing and space for washing machine, space for fridge, freezer or dishwasher. Door to:

#### **SHOWER ROOM**

5' 7" x 7' 4" (1.71m x 2.25m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, extractor fan, light point, tiled floor, fully tiled walls, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap, fully tiled shower cubicle with sliding doors. Plumbing and space for washing machine.

From the Kitchen Breakfast Room an obscure UPVC double glazed door leads into:

#### **CONSERVATORY**

8' 9" x 14' 2" (2.68m x 4.34m) UPVC construction with full length windows to the rear and side elevations, UPVC double glazed French doors to the side elevation, laminate flooring, 2 wall lights, power points, separate electric consumer unit board, radiator.

From the Dining Room the staircase rises to:

#### **FIRST FLOOR LANDING**

Textured ceiling, 2 centre light points, radiator, storage cupboard housing hot water cylinder with slatted shelving, door to:

#### **MASTER BED ROOM**

11' 0" x 11' 11" (3.37m x 3.65m) UPVC double glazed window to the front elevation, textured ceiling, centre fan light, radiator, fitted wardrobes into recess.

#### **BEDROOM 2**

8' 9" x 12' 8" (2.69m x 3.88m) UPVC double glazed window to the front elevation, textured ceiling, access to loft space, radiator, fitted wardrobe into recess with hanging rail and shelving.

#### **BATHROOM**

6' 2" x 8' 4" (1.90m x 2.56m) UPVC double glazed window to the rear elevation, textured ceiling, centre spotlight fitment, radiator, fitted with a three piece suite comprising low level WC, wash hand basin with taps fitted into vanity unit with storage below, bath with telephone shower mixer tap. Wall mounted Logic boiler.

#### **EXTERIOR**

Dwarf brick wall with front fore-garden laid to gravel.

Gated access from the side leading into rear garden with paved patio area, the garden is mainly laid to lawn with shrub borders. Gated access to the back leading to the:

#### **GARAGE**

15' 9" x 17' 8" (4.81m x 5.39m) Gravelled driveway and wrought iron gated access. Electric garage door to the front elevation, various power points, electric points, work bench, side access door, 2 windows.

There is a gravelled driveway down the side of the property which the vendor has Right of Way for vehicular access to the garage.

#### **DIRECTIONS**

From Spalding proceed in a southerly direction along the A16 Peterborough Road continuing for 9 miles following the Bypass to Crowland. Turn right onto B1040 then right on to James Road. Take a left into Thorney Road, with Snowden Park on the right, still continuing on the B1040 into Crowland town centre. Veer right past the Trinity Bridge and East Street is on the left.

#### **AMENITIES**

The historic centre of Crowland is within easy walking distance of the property and has a variety of shops, public houses, school, leisure centre etc. The large city of Peterborough is 9 miles distant and the Georgian town of Spalding 10 miles distant offering a wide range of facilities. Peterborough has access on to the A1 and also is on the east coast main line with journey time to London's Kings Cross minimum 46 minutes.





TOTAL FLOOR AREA: 1106 sq.ft. (102.7 sq.m.) approx.  
While 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 misstatement. This plan for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here will be tested and no guarantee as to their operability or efficiency can be given. Made with Metagon 10/23

**TENURE**

Freehold

**SERVICES**

Mains water, electricity and drainage. Gas central heating.

**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: S11210**

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**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		