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## Woodbine Cottage, Main Road, Fosdyke PE20 2BH

**Guide Price £285,000 Freehold**

- Detached Cottage
- Approx 0.63 of an Acre
- Outbuildings including Garages, Former Kennels and Loose Box
- Oil Central Heating, UPVC Windows
- 3 Bedrooms

Individual detached cottage with versatile 3 bedroom accommodation, UPVC windows and oil central heating. Fitted breakfast kitchen, conservatory, study, sitting room, dining room, ground floor 3rd bedroom and shower room, 2 first floor bedrooms and wash room. Inspection highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



### **ACCOMMODATION**

Usual access is gained through the lean-to side entrance porch with multi pane glazed inner door to:

### **BREAKFAST KITCHEN**

20' 9" x 10' 0" (6.35m x 3.07m) maximum Merlin oil fired central heating boiler, stainless steel double drainer sink unit with mixer tap, cooker hood above the electric hob, worktops, tiled splashbacks, base cupboards and drawers, eye level wall cupboards, Hot Point electric double oven, ceramic tiled floor, plumbing for automatic washing machine, further appliance space, textured ceiling, 2 strip lights, radiator, window overlooking and multi pane door giving access into:

### **CONSERVATORY**

9' 10" x 7' 6" (3.02m x 2.30m) UPVC double glazed construction with French doors to the side elevation. Also from the Breakfast Kitchen a brick trimmed arch leads to:



#### **DINING ROOM**

10' 0" x 10' 10" (3.05m x 3.32m) Radiator, UPVC side window, laminate flooring, ceiling beams, understairs cupboard, door to:

#### **SITTING ROOM**

10' 0" x 13' 5" (3.05m x 4.10m) Laminate flooring, radiator, UPVC window to the front and rear elevations, reconstituted stone fireplace with plinths and open grate. From the Dining Room door leads to:

#### **STUDY**

9' 1" x 7' 10" (2.79m x 2.41m) Strip light, radiator, doors arranged off to:

#### **GROUND FLOOR BEDROOM 3**

9' 5" x 11' 8" (2.88m x 3.56m) Fitted wardrobes, radiator, UPVC front window.

#### **SHOWER ROOM**

9' 0" x 5' 6" (2.75m x 1.70m) Large shower cubide with fitted shower, low level WC, wash hand basin, heated towel rail, vertical radiator, UPVC window.

From the Dining Room a steep staircase rises to:

#### **SMALL FIRST FLOOR LANDING**

Doors arranged off to:

#### **BEDROOM 1**

10' 0" x 10' 5" (3.05m x 3.19m) Fitted wardrobes, radiator, UPVC window to the front elevation.

#### **BEDROOM 2**

10' 0" x 10' 9" (3.05m x 3.29m) Radiator, UPVC window to the rear elevation, Airing Cupboard.

#### **WASH ROOM**

5' 1" x 13' 10" (1.56m x 4.23m) maximum Restricted heated height with central full height area, low level WC, wash hand basin, small side window.

#### **EXTERIOR**

The overall site extends to approximately 0.63 acres or thereabouts. There is ample off-road parking with access to:

#### **SINGLE GARAGE**

14' 2" x 8' 5" (4.33m x 2.57m) Concrete sectional construction.





### **DOUBLE GARAGE**

18' 6" x 18' 2" (5.65m x 5.55m) Open fronted.  
Concrete sectional construction.

### **ATTACHED BRICK/BLOCK/CORRUGATED STORE**

11' 8" x 11' 5" (3.56m x 3.50m)

### **2 ROWS OF FORMER DOG KENNELS**

Each 2m x 8.7m brick and corrugated iron construction.

### **LOOSE BOX**

14' 1" x 12' 1" (4.3m x 3.7m) With over hang.

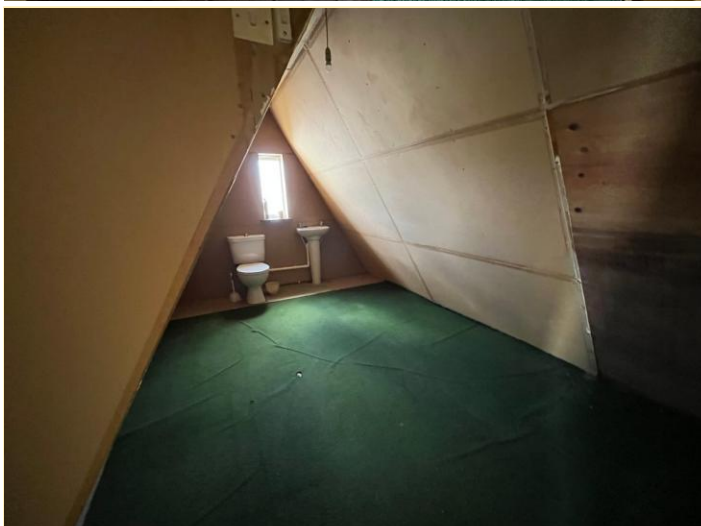
There is a driveway to the right hand side of the property with multiple parking. The remainder of the grounds include a small paddock area, grassed area to the side and rear and low mesh 'dog fencing' with metal hand gates.

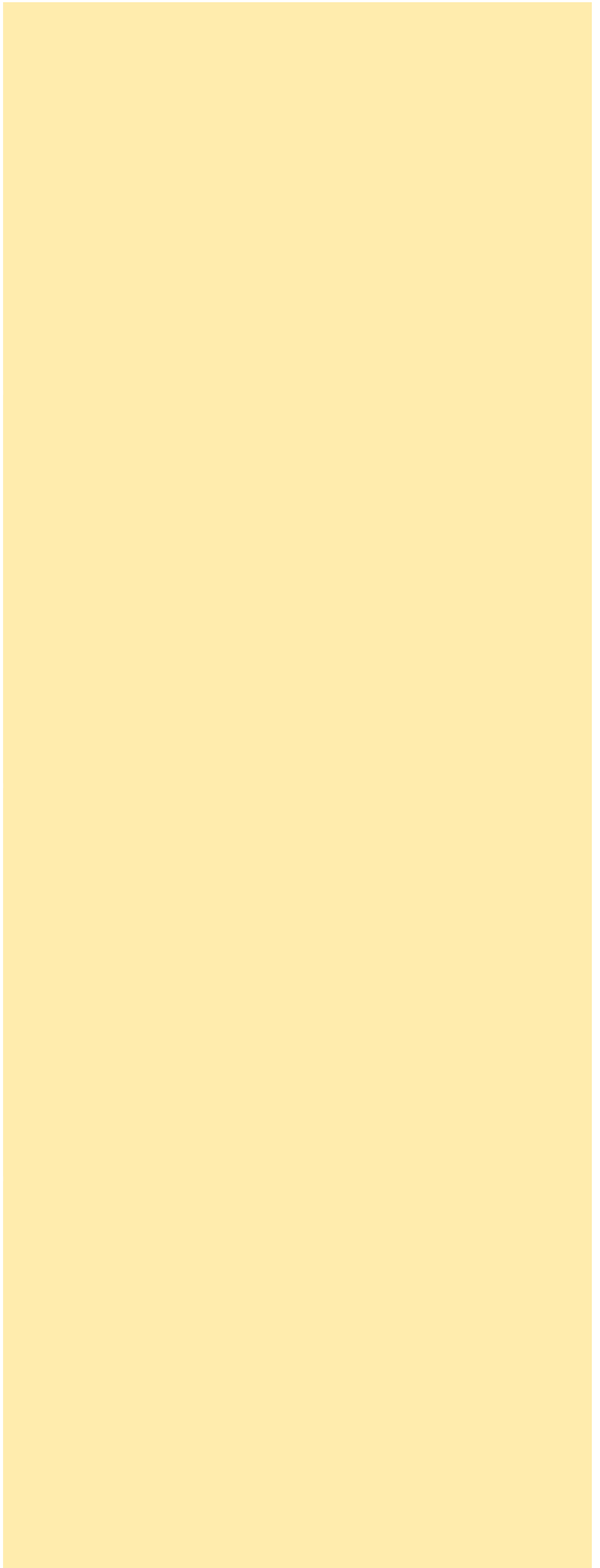
### **DIRECTIONS**

From Spalding proceed in a northerly direction along the A16 Boston Road continuing for 8 miles to the Sutterton roundabout and then taking the fourth exit on to the A17 east bound. Take a left hand turning signposted Fosdyke and then turn immediately left back on yourself along part of the old main road and the property is indicated by the Agents For Sale sign.

### **AMENITIES**

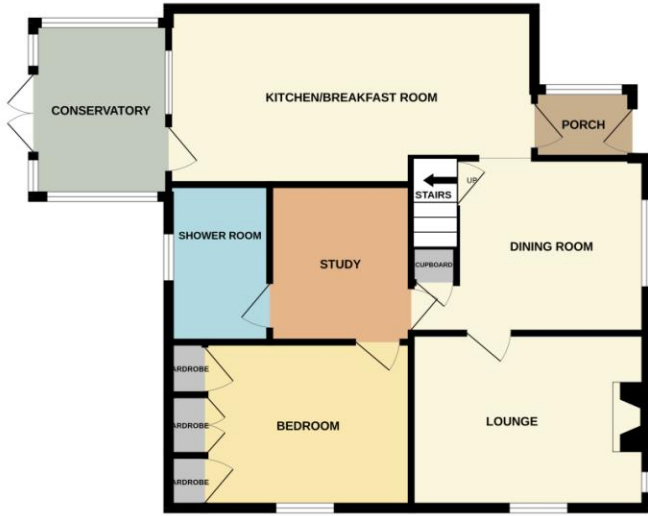
Fosdyke is a small community with a Church and public house. It is well situated for access to the towns of Holbeach, Spalding and Boston and onwards access to Peterborough and Kings Lynn.



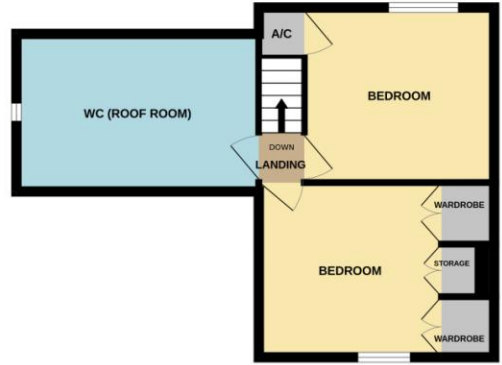




GROUND FLOOR  
814 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 1204 sq.ft. (111.9 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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# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24   F	
1-20	G		

**TENURE** Freehold

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

**COUNCIL TAX** 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 that they are present or in working order. Buyers must check these.

#### Ref: S11192

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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