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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



5 Drury Lane, Bicker PE20 3DU

GUIDE PRICE - £350,000 Freehold

- Spacious Detached House
- Central Village Location
- Established Gardens
- 3 Double Bedrooms
- No Onward Chain

Individual, spacious, detached house in central village location with established gardens, extensive block paved driveway, second vehicular access with concrete driveway, L shaped garage/workshop block. Reception Hall, Fitted Kitchen, Open Plan Dining Room and Lounge, Utility Room, Cloakroom to the ground floor; large Galleried Landing, 3 Double Bedrooms and Large Bathroom to first floor. Gas central heating.

No onward Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



Pair of glazed UPVC double doors opening into:

SUNROOM: 11' 8" x 11' 7" (3.57m x 3.55m) Tiled floor, brick construction with UPVC windows to the side and rear elevations, mono-pitch polycarbonate roof, strip light, radiator, part glazed inner door to:

RECEPTION HALL: 14' 11" x 8' 10" (4.55m x 2.71m) Laminate flooring, staircase off, ceiling light, radiator, telephone point, doors arranged off to:

CLOAKROOM: Two piece suite comprising low level WC and hand basin with hot and cold taps and store cupboard beneath, half tiled walls, radiator, shaver point with courtesy light, obscure glazed UPVC window.

UTILITY ROOM: 10' 0" x 11' 10" (3.05m x 3.62m) Wall mounted Worcester gas fired central heating boiler, consumer unit, UPVC window to rear elevation, tiled floor, radiator, ceiling light, worktop, base cupboard and drawer, single drainer stainless steel sink unit, plumbing and space for washing machine, further appliance space, water softener.

Also from the Reception Hall a multi pane glazed door leads to:



KITCHEN: 17' 11" x 11' 10" (5.47m x 3.61m) Comprehensive range of fitted units comprising numerous base cupboards and drawers beneath the roll edge worktops with inset one and a quarter bowl double drainer stainless steel sink with mixer tap, intermediate wall tiling, matching eye level wall cupboards, Neff electric oven, dual speed cooker hood above the Neff hob with 2 x gas burners, 2 x plate electric hob and hot plate, matching eye level wall cupboards, coved and textured ceiling, ceiling lights, UPVC windows to front and side elevations plus one overlooking the sunroom, double radiator, decorative arch to:

DINING ROOM: 11' 10" x 12' 5" (3.63m x 3.8m) Max. Borrowed lights, multi pane inner window from the reception hall, UPVC window to front elevation, coved and textured ceiling, radiator, ceiling lights, open access into:



LOUNGE: 22' 9" x 13' 7" (6.94m x 4.16 (narrowing to 3.61)m) Dual aspect with UPVC bowed window to front elevation, pair of UPVC glazed French doors to side elevation, coved and textured ceiling, 2 x radiators, TV point, 2 x ceiling lights, 2 x wall lights, coal effect gas fire and point with decorative surround. From the Reception Hall, the staircase rises to the:

GALLERIED FIRST FLOOR LANDING: Fitted carpet, coved and textured ceiling, ceiling light, radiator, smoke alarm, UPVC windows to the side and rear elevations, doors arranged off to:



BEDROOM 1: 17' 11" x 11' 10" (5.47m x 3.63m) Triple aspect with UPVC windows to the front, side and rear elevations, radiator, coved and textured ceiling, ceiling light, fitted carpet, mirror fronted 7 door wardrobe unit.

BEDROOM 2: 16' 11" x 11' 10" (5.16m x 3.61m) UPVC window to front elevation, coved and textured ceiling, ceiling light, radiator, access to loftspace.

BEDROOM 3: 12' 1" x 9' 7" (3.70m x 2.94m) UPVC window to front elevation, coved and textured ceiling, ceiling light, radiator.

WALK IN AIRING CUPBOARD: 8' 5" x 5' 8" (2.58m x 1.73m) Large hot water cylinder with immersion heater, shelving, coved and textured ceiling, ceiling light.

Agents Note: In the Agent's opinion, this airing cupboard could potentially be an en-suite situated adjacent to Bedroom 2.



LUXURY BATHROOM: 9' 10" x 11' 10" (3.0m x 3.61m) Fully tiled walls, fitted four piece suite comprising large corner jacuzzi bath with multi jets, jacuzzi shower cabinet with multi jets, hand basin set within vanity unit with hot and cold taps, store cupboard, mirror, shaver point with courtesy light, low level WC, coved and textured ceiling, recessed ceiling lights, radiator.

EXTERIOR: The property is situated on the corner of Drury Lane and Lowgate Lane within the center of the popular village of Bicker. There is an established lawned garden to the front of the property with stocked borders and a decorative low brick wall to the outer boundary. Twin hand gates open onto an extensive block paved driveway bordered by apple trees and in turn leading to the:

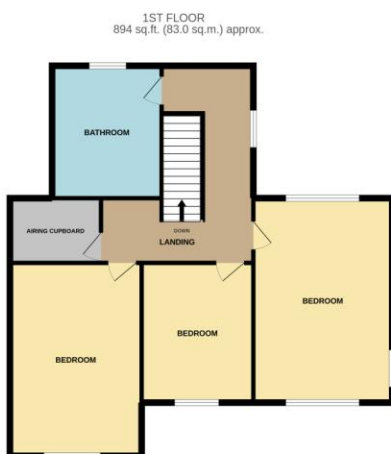
L SHAPED GARAGE/WORKSHOP BLOCK

GARAGE AREA: 24' 4" x 11' 5" (7.43m x 3.50m) Remote control up and over door, concrete floor, aluminium side window, power and lighting.

ADJACENT WORKSHOP: 11' 6" x 9' 11" (3.52m x 3.04m) Concrete floor, metal up and over door accessed from the rear secondary driveway.



Continuing round to the rear of the property there is a second driveway access from Lowgate Lane providing a concrete driveway with multiple parking and direct access into the workshop part of the garage block. There is a further block paved area to the side of the property with a decorative rose border and stone outer boundary wall with a further hand gate returning to the front of the property.



TOTAL FLOOR AREA: 1939 sq.ft. (180.1 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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DIRECTIONS

From Spalding proceed in a northerly direction along the A16 Boston road, continuing for 8 miles to the Sutterton roundabout/A17 interchange. Take the first exit onto the A17 west bound, continue to the next roundabout taking the 1st exit onto the A52. Take the 3rd of the right hand turnings into Bicker along Drury Lane, proceed down to the end turning left into Lowgate Lane and the property is the last property on the left hand side before the turning into Lowgate Lane.

AMENITIES The attractive village of Bicker is home to the private Bicker Prep -School, renowned Olde Red Lion Inn and Restaurant and a local shop/Post Office. The large village of Donington is a mile and a half from the property and offers a range of shops, primary and secondary schools, take aways, butchers shop etc. Doctors surgeries are available nearby at Gosberton and Swineshead. The towns of Boston (8 miles) and Spalding (11 miles) offer a wide range of facilities and Grantham is 20 miles from the property and has access onto the A1 and also fast train to London King's Cross (minimum journey time 70 minutes).

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND – Band D

LOCAL AUTHORITIES

Boston Borough Council 01205 314200

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: 15550

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		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		