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



## 11 Little Common Lane, Holbeach Clough PE12 8BL

**GUIDE PRICE - £210,000 Freehold**

- CASH BUYERS ONLY
- Good sized Plot
- 3 Bedrooms
- No Chain
- Requires Updating

3 bedroom detached cottage situated in a semi-rural location with accommodation comprising entrance conservatory, kitchen, 2 reception rooms, inner hallway, 2 storage areas, 3 bedrooms and bathroom. LARGE PLOT. Gas propane central heating. Requires modernisation/refurbishment. CASH BUYERS ONLY.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





#### ACCOMMODATION

Side entrance via:

#### CONSERVATORY

6'0" x 12'9" (1.84m x 3.91m) Dwarf brick wall and UPVC construction, polycarbonate roof, UPVC double glazed windows to both sides and to the rear elevation, power and lighting. Door into:

#### KITCHEN

6'1" x 11'6" (1.86m x 3.52m) Wooden glazed window to the rear elevation, skimmed ceiling, centre spotlight fitment, radiator, storage cupboard off, fitted with a range of base and eye level units, work surfaces over, tiled splashbacks, freestanding electric cooker, inset stainless steel sink with mixer tap, square arch into:

#### RECEPTION ROOM 1

10'5" x 11'7" (3.2m x 3.54m) Window to the front elevation, skimmed and coved ceiling, centre light point, radiator, brick fireplace with wooden mantle, storage cupboard off housing recently fitted electric consumer unit board.

From the Kitchen an opening leads into:





#### **INNER HALLWAY**

5'10" x 11'4" (1.80m x 3.47m) UPVC double glazed window to the rear elevation, skimmed ceiling, smoke alarm, double radiator, staircase rising to first floor. Door to:

#### **RECEPTION ROOM 2**

10'6" x 11'5" (3.21m x 3.49m) Window to the front elevation, skimmed and coved ceiling, centre light point, radiator, BT point, TV point.

From the Inner Hallway a door leads into:

#### **STORE ROOM/UTILITY**

5'1" x 6'0" (1.55m x 1.83m) Wooden glazed window to the side elevation, skimmed sloping ceiling, wall mounted Worcester Bosch boiler, power sockets and lighting. Door into:

#### **FURTHER STORAGE ROOM**

5'7" x 11'6" (1.72m x 3.52m) Wooden glazed window to the side elevation, centre light point, in need of repair.

From the Inner Hallway the staircase rises to:

#### **FIRST FLOOR GALLERIED LANDING**

Window to the rear elevation, centre light point, radiator, door to:

#### **BEDROOM 1**

10'7" x 11'6" (3.24m x 3.53m) Window to the front elevation, skimmed and coved ceiling, centre light point, radiator.

#### **BEDROOM 2**

10'8" x 11'9" (3.27m x 3.59m) Skimmed and coved ceiling, centre light point, radiator, glazed window to the front elevation.

#### **BEDROOM 3**

6'0" x 8'9" (1.85m x 2.69m) Glazed window to the side elevation, centre light point, double radiator.

#### **FAMILY BATHROOM**

6'0" x 8'9" (1.84m x 2.67m) Obscure UPVC double glazed window to the rear elevation, centre light point, stainless steel heated towel rail, storage cupboard off with slatted shelving, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap fitted into vanity unit, bath with taps and fitted shower screen and rainfall shower over.

#### **EXTERIOR**

Concrete driveway providing off-road parking.

The front garden is mainly laid to lawn with shrub and tree borders.

#### **BRICK BUILT OUTBUILDING**

In disrepair.

#### **GARDENS**

There is an extensive plot with the rear garden being laid to gravel with fenced boundaries to the rear. In need of attention. The side garden has a large lawned area with shrub and tree borders.

#### **DIRECTIONS**

Leave Spalding through Weston, Moulton and on to Whaplode. Follow Boston Road South to the roundabout and continue straight across (second exit) onto Boston Road North. At the T-junction turn right onto Washway Road and take the first turning on the left into Clough Road. At the T-junction turn left onto Roman Bank and then second right into Little Common Lane. There is a triangular shaped green at the top of the road and the property can be found at the end of this on the left hand side. (Please Note: the property cannot be seen from the road but there is a post at the top of the driveway with the number on it).



# 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		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

## TENURE

Freehold

## SERVICES

Mains water and electricity. Calor gas heating. Private drainage.

## COUNCIL TAX BAND

Band A

## 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: S11233

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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