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Willowtree Cottage, Frostley Gate, Holbeach Fen PE12 8SR

GUIDE PRICE - £165,000 Freehold

- Semi-Detached Cottage
- Semi-Rural Location
- 2 Bedrooms
- Multiple Off Road Parking
- Viewing Recommended

Spacious semi-detached cottage in pleasant semi-rural location with attractive enclosed gardens, multiple off-road parking, majority UPVC windows, solid fuel central heating system and electric storage heaters. Immediate vacant possession. Ideal as a holiday home/first time purchase.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Half obscure glazed UPVC front entrance door with similar side panel to:

ENTRANCE PORCH

5' 6" x 5' 4" (1.68m x 1.65m) Radiator, recessed ceiling light, obscure glazed door to:

KITCHEN DINER

KITCHEN

12' 7" x 9' 10" (3.86m x 3.00m) Extensive range of fitted units, roll edged worktops, white goods including integrated dishwasher, fridge and freezer, automatic washing machine, electric oven, 4 ring electric oven with multi speed cooker hood above, base cupboards and drawers, intermediate wall tiling, recessed ceiling lights, UPVC window to the side elevation.

DINING AREA

13' 8" x 7' 4" (4.17m x 2.24m) UPVC window to the side elevation, recessed ceiling lights, radiator, open tread staircase off, night storage heater, obscure glazed panelled door to:



SITTING ROOM

13' 6" x 13' 3" (4.12m x 4.06m) UPVC window to the front elevation, radiator, Parkray solid fuel fire with back boiler, side display plinth for TV etc, night storage heater, coved and textured ceiling, ceiling light.

From the corner of the Dining Room the open tread staircase rises to:

FIRST FLOOR LANDING

Night storage heater, access to loft space, ceiling light, doors arranged off to:

BEDROOM 1

12' 10" x 12' 4" (3.93m x 3.78m) plus door recess. Dual aspect with UPVC window to the front and side elevations, ceiling light, radiator, built-in Airing Cupboard housing the insulated hot water cylinder.

BEDROOM 2

11' 8" x 9' 10" (3.56m x 3.02m) Ceiling light, radiator, UPVC window to the side elevation.

BATHROOM (L SHAPED)

10' 5" x 4' 0" (3.18m x 1.24m) plus 5'1" x 3'4" (1.56m x 1.02m), fully tiled walls, obscure glazed UPVC window, recessed ceiling lights, three piece white suite comprising panelled bath with Triton electric shower over, pedestal wash hand basin, low level WC, radiator.

EXTERIOR

ATTACHED FREEZER STORE

4' 0" x 5' 8" (1.22m x 1.74m) Indesit fridge freezer, store cupboard, electric light.

SEPARATE WC

With low level suite and electric light.

Vehicle access is gained from Frostley Gate through a five bar farm style gate giving access on to a gravelled parking area with space for multiple vehicles beyond which are two garden sheds with various power tools included. Alongside this is a coal bunker and an external cold water tap.

ESTABLISHED GARDENS

Situated predominantly to the side and front of the property screened by established hedgerow, conifers, bushes and shrubs and providing a very attractive private space.

SERVICES

Mains water and electricity, septic tank private drainage system situated within the curtilage of the adjacent caravan site with covenants for access purposes as required (details available through the sellers solicitor, Calthrops of Holbeach.

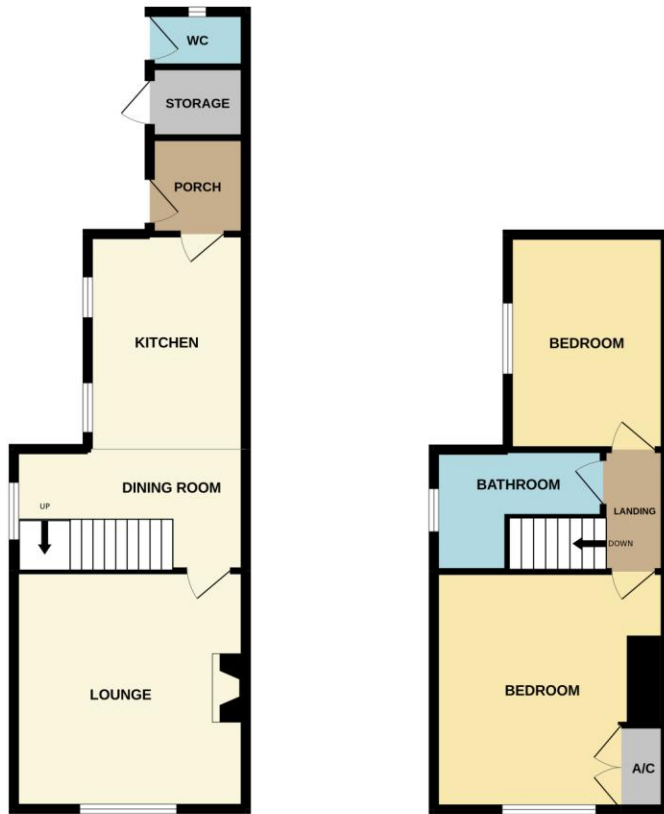
DIRECTIONS

From Spalding proceed eastwards along A151 to Holbeach, in the centre of the town turn right at the lights and continue into Fen Road. After 3 miles turn left at the crossroads onto Ravens Bank and the house will be found on the opposite side of the water course in the corner of Frostley Gate. Nearby Sutton St James has shops, school, pub etc and Holbeach is 4 miles away. Spalding Kings Lynn and Peterborough are all easily accessible.



GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 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		107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

TENURE

Freehold

SERVICES

See Note

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: S11236

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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