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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



3 Coastguard Cottages, Moulton Marsh PE12 6LJ

GUIDE PRICE - £127,000 Freehold

- NO CHAIN
- 2 Bedrooms
- Country Location
- Beautifully Presented Rear Gardens
- Viewing Recommended

2 bedroom end terraced cottage situated in a semi-rural location with views of open farms to the front. Ideal first time buyer or investment. Accommodation comprising lounge, kitchen and bathroom to the ground floor' 2 double bedrooms to the first floor. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Obscure composite door leading into:

ENTRANCE PORCH

4' 1" x 4' 1" (1.26m x 1.27m) UPVC double glazed windows to both side elevations, tiled flooring, UPVC double glazed door with glazed window leading into:

LOUNGE

12' 2" x 11' 5" (3.72m x 3.50m) UPVC double glazed window to the front elevation, electric radiator, wrought iron open fireplace with marble hearth, oak flooring, opening into:

KITCHEN

8' 0" x 10' 0" (2.46m x 3.05m) UPVC double glazed window to the rear elevation, textured ceiling, centre spotlight fitting, vinyl plank flooring, under stairs storage cupboard with shelving and lighting, walk-in pantry, kitchen is fitted with a



wide range of base and eye level units with worksurfaces over, tiled splashbacks, inset sink with mixer tap, plumbing and space for washing machine, space for fridge freezer, fitted electric slot-in cooker, staircase rising to the first floor, door to:

INNER LOBBY

3' 5" x 6' 1" (1.05m x 1.87m) UPVC double glazed door to the side elevation, skimmed ceiling, centre light point, fitted cupboard housing electric consumer unit board, controls and switches for the solar panels, door to:

BATHROOM

6' 2" x 5' 4" (1.9m x 1.63m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, double electric radiator, part wood panelled and part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps with fitted shower screen and fitted power shower over.

From the Kitchen the staircase rises to:

FIRST FLOOR LANDING

Skimmed ceiling, centre light point, access to loft space, solid wooden latch door into:

MASTER BEDROOM

11' 3" x 12' 5" (3.44m x 3.79m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, double electric radiator.

BEDROOM 2

7' 8" x 8' 5" (2.34m x 2.58m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, double electric radiator. Storage Cupboard housing Fischer Future Heat Boiler with Aqua efficient instant hot water.

EXTERIOR

Picket fence with gated access and gravelled pathways. The front garden is mainly laid to lawn with raised shrub borders.

REAR GARDEN

The rear garden has a patio area and wooded garden shed. The garden is beautifully presented with lawned area and decking. 2 Garden sheds. Fenced boundaries to both sides and to the rear elevations.

DIRECTIONS

From Spalding proceed in a northerly direction along the main A16 Boston Road continuing for 8 miles to the Sutterton roundabout taking the fourth exit in an easterly direction on to the A17. Proceed for a round 2 miles and shortly after crossing Fosdyke Bridge turn right down the steep bank and the property will become immediately apparent.

AMENITIES

Nearby Fosdyke has a public house and Church. The neighbouring village of Sutterton has a general stores, primary school and fuel/service station. The property is ideally situated for access to the towns of Boston (8 miles), Spalding (9 miles) and Holbeach (5 miles).



TENURE

Freehold

SERVICES

Mains water and electricity. Drainage to a private system. Solar Panels owned by the vendor.

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: S11281

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		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	

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