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Hammerton Cottage, Common Lane, Old Leake PE22 9PS

GUIDE PRICE - £172,500 Freehold

- Rural Location
- No Chain
- Ample Parking
- 3 Bedrooms
- Viewing Recommended

3 bedroom semi-detached cottage in rural location with UPVC windows and oil central heating. Extensive driveway and parking area, garage/workshop, established rear gardens. Open views to the front, side and rear. Immediate vacant possession.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Storm Porch and half glazed UPVC side entrance door to:

UTILITY/BOILER ROOM

12' 6" x 7' 8" (3.83m x 2.36m) narrowing to 4' 5" (1.36m). Ceramic floor tiles, UPVC side window, Worcester oil fired central heating boiler, range of coat hooks, radiator, ceiling light, plumbing and space for washing machine, door to:

SEPARATE WC

6' 1" x 2' 10" (1.86m x 0.88m) Ceramic floor tiles, low level suite, obscure glazed UPVC window, ceiling light.

BATHROOM

12' 6" x 5' 5" (3.82m x 1.67m) Ceramic floor tiles, obscure glazed UPVC window, ceiling light, radiator, two piece suite comprising pedestal wash hand basin, panelled bath with mixer tap and Triton electric shower over.

KITCHEN DINER

18' 10" x 7' 6" (5.75m x 2.29m)



KITCHEN AREA

Range of modern fitted units comprising base cupboards and drawers beneath the worktops with inset one and a quarter bowl single drainer sink unit with mono block mixer tap, eye level wall cupboards, free standing New World electric oven, multi speed cooker hood above, further appliance space, UPVC side window, coved cornice, ceiling light, consumer unit.

DINING AREA

Coved cornice, ceiling light, radiator, vinyl floor covering.

SITTING ROOM

12' 0" x 12' 9" (3.66m x 3.91m) Fitted carpet, telephone point, TV point, open fire with tiled surround, UPVC front window, radiator, coved cornice, ceiling light.



From the Dining area a door gives access to:

INNER LOBBY

Large under stairs store cupboard, smoke alarm, ceiling light, carpeted return staircase passing a Half Landing with a attractive feature UPVC window and rising to:

FIRST FLOOR LANDING

Access to loft space, radiator, smoke alarm, ceiling light, built-in Airing Cupboard housing the hot water cylinder with shelving and storage space, door to:

BEDROOM 1

12' 10" x 10' 4" (3.93m x 3.17m) maximum UPVC window to the front elevation, radiator, ceiling light, fitted carpet.

BEDROOM 2

9' 8" x 8' 8" (2.95m x 2.65m) maximum UPVC window to the rear elevation, ceiling light, radiator, fitted carpet.

BEDROOM 3

7' 9" x 8' 9" (2.37m x 2.69m) UPVC window to the rear elevation, ceiling light, radiator, fitted carpet.



EXTERIOR

At the front of the property there is a small lawned garden with hedge row, gravelled driveway to the side opening into an extensive parking and turning area all laid to gravel with parking for numerous vehicles. There is a hedge to the right hand boundary, access to the:

TIMBER GARAGE/WORKSHOP

20' 4" x 11' 3" (6.20m x 3.44m) Weather board and plywood construction with pitched roof, concrete floor, power and lighting, twin entrance doors, internal access to:

STORE

7' 10" x 3' 3" (2.4m x 1.0m)

ESTABLISHED REAR GARDENS

Laid to lawn with an outside tap, small concrete area to the rear of the Garage, close boarded timber fencing to the left hand boundary, hedge row to the rear boundary and modern 1340 litre lockable oil storage tank.

DIRECTIONS

From Boston proceed in a north easterly direction along the A52 Skegness Road passing through the villages of Freiston, Bennington and Leverton and on to Old Leake. Take the first left hand turning signposted Commonsides passing the Giles Academy Secondary School then proceed along this road without deviation for 2 miles into Old Leake Commonsides. On reaching the 'T' junction turn right and then left at the Butchers Arms into Common Road. The property is situated on the right hand side after approximately 400 yards.



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		104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

TENURE

Freehold

SERVICES

Mains water and electricity. Oil central heating. Private drainage (shared with the neighbouring Enos Cottage and we understand the shared drainage system is within the boundaries of Enos Cottage with a joint responsibility for emptying and maintenance.

COUNCIL TAX BAND

Band A

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: S11286

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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