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Enos Cottage, Common Lane, Old Leake PE22 9PS

GUIDE PRICE - £172,500 Freehold

- Rural Location
- Field Views
- 3 Bedrooms
- Garage/Workshop
- Viewing Recommended

Semi-detached 3 bedroom property in rural location with ample off-road parking, garage/workshop and front and rear gardens. Open views of farmland. Oil central heating, UPVC windows. Sitting room, kitchen diner, utility room, bathroom and separate WC to the ground floor; 3 bedrooms to the first floor. Ideal family home/investment.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Part glazed UPVC side entrance door to:

UTILITY ROOM

12' 5" x 7' 8" (3.81m x 2.36m) maximum narrowing to 4' 3" (1.31m). Wood grain effect vinyl flooring, Worcester oil fired central heating boiler, UPVC side window, roll edged worktop, textured ceiling, ceiling light, door to:

BATHROOM

12' 5" x 5' 5" (3.81m x 1.67m) Obscure glazed UPVC window, fitted two piece white suite comprising panelled bath with mixer tap, shower attachment and Triton electric shower over with tiled surround, pedestal wash hand basin with hot and cold taps, half tiled walls, vertical radiator/towel rail, wood grain effect vinyl flooring, large built-in recessed Airing Cupboard (included within the measurement).

SEPARATE WC

6' 0" x 2' 10" (1.85m x 0.88m) Low level suite, ceiling light, half tiled walls, obscure glazed UPVC window, wood grain effect vinyl flooring.



KITCHEN/DINER

18' 6" x 7' 6" (5.65m x 2.29m) UPVC window to the side elevation, extensive range of fitted units comprising base cupboards and drawers, roll edged worktops, intermediate wall tiling, inset single drainer stainless steel sink unit, mixer tap, matching eye level wall cupboards, multi speed cooker hood above the 4 ring ceramic hob, electric oven, plumbing and space for washing machine, further appliance space, kick space heater, consumer unit, radiator, textured ceiling, 2 ceiling lights, double doors to:

SITTING ROOM

12' 10" x 11' 9" (3.93m x 3.59m) Open fire with tiled hearth and surround, TV point, telephone point, coved and textured ceiling, ceiling lights, UPVC window to the front elevation, radiator, fitted carpet.

From the Kitchen Diner a door gives access to:

INNER LOBBY

Large under stairs store cupboard, ceiling light, carpeted return staircase with half landing and feature UPVC window rising to:

FIRST FLOOR LANDING

9' 5" x 3' 4" (2.89m x 1.03m) maximum Fitted carpet, access to loft space, ceiling light, smoke alarm, Airing Cupboard housing the hot water cylinder with slatted shelving and useful storage space, radiator, doors arranged off to:

BEDROOM 1

12' 11" x 10' 4" (3.96m x 3.17m) maximum UPVC window to the front elevation, radiator, ceiling light, textured ceiling, fitted carpet.

BEDROOM 2

7' 8" x 8' 9" (2.36m x 2.69m) UPVC window to the rear elevation, textured ceiling, ceiling light, radiator, fitted carpet.

BEDROOM 3

9' 7" x 8' 8" (2.94m x 2.66m) maximum UPVC window to the rear elevation, ceiling light, radiator, fitted carpet.

EXTERIOR

The property has a lawned front garden with hedge to the front boundary, side gravelled driveway with parking for up to 4 cars and access to:

GARAGE/WORKSHOP

19' 5" x 11' 5" (5.94m x 3.50m) Timber construction with a concrete base, power and lighting, twin entrance doors and side personnel door.

ESTABLISHED REAR GARDENS

Pre dominantly laid to lawn along with a gravelled area. The garden is established, private and enclosed with a combination of fencing and hedge row. There is a modern 1340 Litre lockable oil 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 Commonsideside passing the Giles Academy Secondary School then proceed along this road without deviation for 2 miles into Old Leake Commonsideside. 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, electricity (metered), oil central heating and private drainage (we understand this is a shared system with the neighbouring Hammerton Cottage and the tank is located within the curtilage of Emos Cottage).

COUNCIL TAX BAND

Council Tax 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: S11285

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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