

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



16, Donington Road, Bicker, Boston, Lincolnshire, PE20 3EF

£395,000 Freehold

- Executive Detached Bungalow
- Double Garage and Ample Off-Road Parking
- 4 Bedrooms
- 3 Reception Rooms
- Semi-Rural Location

Superbly presented detached bungalow situated in a semi-rural location on the edge of the village of Bicker. Spacious accommodation comprising entrance hallway, cloakroom, lounge, dining room, family room, dining kitchen, 4 bedrooms and family bathroom. Good sized plot with extensive front and rear gardens, double garage and ample off-road parking.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with external lighting and leading to a composite door with matching obscure leaded double glazed panels to the side leading into:

ENTRANCE HALLWAY

11' 2" x 18' 1" (3.42m x 5.53m) maximum

Coved and textured ceiling, 2 centre light points, access to loft space, radiator with fitted cover, storage cupboard off housing hot water cylinder with slatted shelving, door to:

CLOAKROOM

3' 6" x 8' 2" (1.07m x 2.49m)

Obscure leaded UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, fitted with a two piece suite comprising low level WC with fitted storage units to the side, wash hand basin with mixer tap fitted into vanity unit with storage below, tiled splashbacks and mirror over.

From the Entrance Hallway a door leads into:



BEDROOM 3

8' 6" x 8' 9" (2.60m x 2.69m)

UPVC double glazed leaded window to the front elevation, coved and textured ceiling, centre light point, radiator.

From the Entrance Hallway a door leads into:



BEDROOM 2

14' 1" x 12' 7" (4.30m x 3.85m)

UPVC double glazed leaded window to the rear elevation, coved and textured ceiling, centre light point, radiator, fitted bedroom furniture comprising double wardrobes, 2 single wardrobes, over bed storage units, head board with lighting and 2 bedside cabinets.

From the Entrance Hallway a door leads into:



MASTER BEDROOM

11' 2" x 13' 9" (3.41m x 4.21m)

UPVC double glazed leaded window to the front elevation, coved and textured ceiling, centre light point, electric fuse board, radiator, fitted bedroom furniture comprising 2 double wardrobes, 2 single wardrobes, further 3 door wardrobe, bedside cabinets with glass shelving and lighting with over bed storage unit.

From the Entrance Hallway a door leads into:



FAMILY BATHROOM

9' 6" x 10' 6" (2.91m x 3.21m)

Obscure UPVC double glazed leaded window to the rear elevation, skimmed ceiling, inset LED lighting, Karndean flooring, fully tiled walls, stainless steel full length heated towel rail, fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit, bath with central mixer tap, fully enclosed shower cubicle with fitted Mira power shower over.

From the Entrance Hallway a part glazed door leads into:



LOUNGE

12' 8" x 14' 9" (3.88m x 4.51m)

UPVC double glazed leaded bay window to the front elevation, UPVC double glazed leaded window to the side elevation, coved and textured ceiling, centre light point, 2 wall lights, radiator, feature wooden fire surround with marble insert and hearth with fitted coal effect gas fire, open archway into:



DINING ROOM

10' 4" x 9' 11" (3.17m x 3.03m)

Coved and textured ceiling, centre light point, radiator, archway into:

FAMILY ROOM

14' 8" x 16' 6" (4.48m x 5.04m)

UPVC double glazed leaded window to the rear elevation, UPVC double glazed leaded French doors to the rear elevation, coved and textured ceiling, centre light point, 3 wall lights, double radiator, single radiator, TV point, door to:

BEDROOM 4

9' 10" x 10' 3" (3.0m x 3.13m)

UPVC double glazed leaded window to the rear elevation, skimmed ceiling, centre light point, radiator, fitted sliding doors into:

FURTHER STORAGE UNIT

4' 5" x 10' 8" (1.35m x 3.26m)

With base units, eye level storage units.

From the Entrance Hallway a glazed door leads into:

DINING KITCHEN

DINING AREA

13' 7" x 10' 5" (4.15m x 3.18m)

Part glazed door leading into Dining Room. Coved and textured ceiling, inset LED lighting, Karndean flooring, dresser unit with further glazed units, range of base and eye level oak units, work surfaces over, marble splashbacks, integrated freezer, Hives system control for the heating, opening into:

KITCHEN AREA

12' 1" x 12' 7" (3.7m x 3.85m)

UPVC double glazed leaded window to the side and rear elevations, UPVC double glazed leaded door to the rear floor, Karndean flooring, double radiator, fitted with a wide range of solid oak base and eye level units with work surfaces over, tiled splashbacks, integrated dishwasher, inset one and a half bowl sink with mixer tap, integrated Neff double fan assisted electric oven, Neff built-in induction hob, marble splashbacks, pull out extractor hood over, built-in gas heater.





EXTERIOR

Hedged boundary with extensive lawned area with a wide range of mature shrub and tree borders, gravelled driveway with turning bay. Multiple off-road parking. Gated access to one side elevation and wooden arched gate to the other side elevation with brick pillars.

DOUBLE GARAGE

15' 5" x 22' 8" (4.70m x 6.92m)

Up and over door, various power points, electric consumer unit board, eaves storage space, work bench, wall mounted Potterton gas boiler.

REAR GARDEN

Extensive patio area, cold water tap, lighting, gravelled area with shrub borders. The garden is mainly to lawn with a wide range of mature shrub and tree borders. Raised decking area, wooden garden shed, children's summerhouse, wooden summerhouse with veranda.

DIRECTIONS

Bicker is situated just off the A52 (Boston to Grantham road) and is found by travelling north from Spalding along the A16 Boston Road continuing for 8 miles to the Sutterton roundabout taking the first exit on to the A17 west bound then at the next roundabout take the first exit on to the A52 then take the first of the three right hand turnings into Bicker then turn right into Donnington road where the property is located.





FLOOR PLAN



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND D

LOCAL AUTHORITIES

Boston Borough Council 01205 314200
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their dients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dient(s) or otherwise. All areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11307

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co. LLP
 5 New Road
 Spalding
 Lincolnshire
 PE11 1BS

CONTACT

T: 01775 766766
 E: spalding@longstaff.com
www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

