

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



2a Peterborough Road, Crowland PE6 0BA

**GUIDE PRICE - £205,000 Freehold**

- Exciting Renovation Project
- Detached Bungalow
- No Chain
- Garage, Off Road Parking
- Viewing Recommended

**IN NEED OF MODERNISATION/REFURBISHMENT.** 2 bedroom detached bungalow situated in the prime location of Crowland. Accommodation comprising entrance porch, entrance hallway, lounge diner, small conservatory, 2 double bedrooms, family bathroom, kitchen breakfast room and utility area. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### ACCOMMODATION

Open porch with lantern light and through a solid wooden obscured leaded glazed door into:

#### ENTRANCE HALLWAY

3' 8" x 16' 0" (1.14m x 4.90m) Skimmed and coved ceiling, decorative ceiling rose, centre light point, radiator, door to:

#### FORMAL LOUNGE

11' 6" x 27' 9" (3.53m x 8.47m) 2 UPVC double glazed windows to the front elevation, UPVC leaded double glazed window to the side and rear elevations, UPVC double glazed leaded door to the rear elevation, door to Conservatory. Skimmed and beamed ceiling, 4 radiators, TV point.

#### SMALL CONSERVATORY

5' 11" x 10' 4" (1.82m x 3.17m) Dwarf brick wall and UPVC construction, polycarbonate roof, UPVC double glazed windows to the both sides and to the rear elevation, UPVC double glazed door to the rear elevation, radiator, power points.

From the Entrance Hallway an obscure glazed door leads into:



#### **FAMILY BATHROOM**

6' 8" x 12' 2" (2.05m x 3.73m) UPVC obscured double glazed window to the side elevation, textured ceiling, centre light point, access to loft space, radiator, part tiled walls, fitted with a three piece suite comprising low level WC, bath with taps, pedestal wash hand basin with taps. Storage cupboard off housing hot water cylinder with slatted shelving.

From the Entrance Hallway open archway off leads into:

#### **KITCHEN BREAKFAST ROOM**

8' 9" x 16' 0" (2.68m x 4.90m) UPVC double glazed window to the rear and side elevations, textured ceiling, centre light point, radiator, fitted with a range of base and eye level units, electric consumer unit board, open archway into:



#### **UTILITY AREA**

8' 7" x 10' 3" (2.64m x 3.13m) UPVC double glazed window to the side elevation, UPVC double glazed door to the other side elevation, textured sloping ceiling, fitted range of base units.

#### **EXTERNAL BRICK STORE SHED**

4' 1" x 5' 7" (1.25m x 1.72m) Off the Utility Area.

From the Entrance Hallway door into:

#### **MASTER BEDROOM**

11' 10" x 12' 0" (3.63m x 3.66m) UPVC double glazed window to the front elevation, coved ceiling, decorative ceiling rose, 2 centre light points, 2 radiators, TV point, fitted wardrobes to one wall (depth of 0.96m).



#### **BEDROOM 2**

11' 10" x 12' 1" (3.63m x 3.69m) UPVC double glazed window to the rear elevation, coved ceiling, centre light point, radiator, fitted wardrobes.

#### **EXTERIOR**

Tarmac driveway to the side providing multiple off-road parking for vehicles.

The front and side gardens have overgrown trees (needing attention).

#### **REAR GARDENS**

Mature shrubs and trees (overgrown in need of attention).



#### **SINGLE GARAGE**

#### **DIRECTIONS**

From Spalding proceed in a southerly direction along the A1073 Peterborough Road and continue for a round 9 miles to Crowland. Follow the by-pass taking the last of the turnings towards Crowland along Peterborough Road continue to the end and the property is situated on the left hand side.

#### **AMENITIES**

Crowland has a variety of facilities including primary and secondary schools, shops, public houses etc. The market town of Spalding is approximately 10 miles to the north and the City of Peterborough approximately 8 miles to the south.



GROUND FLOOR  
1116 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.  
Drawn with Metagen 12/2024

**TENURE**

Freehold

**SERVICES**

All Mains.

**COUNCIL TAX BAND**

Band B

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

R. Longstaff & Co LLP, their clients 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 client(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.

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.

Ref: S11391

**ADDRESS**

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

**CONTACT**

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

Produced: 29 January 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		