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Felstead, Small Drove Lane, West Pinchbeck PE11 3NL

GUIDE PRICE - £192,950 Freehold

- Semi-Rural Location
- 3 Bedrooms
- Field Views to the Front and Rear
- Pre-Fabricated Detached Bungalow
- Cash Buyers Only
- Recently Refurbished/Modernised

Detached pre-fabricated bungalow situated in a semi-rural location. Accommodation entrance lounge diner, recently refitted kitchen, conservatory, 3 bedrooms and bathroom. Mature plot with field views to the front and rear. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



ACCOMMODATION

External light and obscured UPVC double glazed door leading into:

ENTRANCE LOUNGE

10' 2" x 20' 0" (3.10m x 6.11m) UPVC double glazed window to the side and front elevations, 2 centre light points, TV point, feature wooden fire surround with inset multi fuel burner set on tiled hearth, electric wall heater, cupboard off housing electric consumer unit board (recently refitted), obscure glazed door leading into:

INNER HALLWAY

2' 8" x 7' 5" (0.82m x 2.28m) Skimmed ceiling, centre light point, access to loft space, obscured glazed door leading into:

MASTER BEDROOM

10' 1" x 11' 10" (3.08m x 3.61m) UPVC double glazed window



to the front elevation, centre light point, electric wall heater, storage cupboard off with shelving and hanging rail.

BEDROOM 2

8' 9" x 10' 3" (2.69m x 3.14m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, electric wall heater.

BEDROOM 3

7' 3" x 7' 6" (2.23m x 2.29m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, electric wall heater, door into:

FAMILY BATHROOM

6' 3" x 10' 4" (1.93m x 3.17m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, vinyl floor covering, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and mirror over, bath with telephone shower mixer tap and shower attachment tap. Storage cupboard off with shelving.

From the Lounge obscured glazed door into:

RECENTLY REFITTED KITCHEN

8' 6" x 10' 4" (2.61m x 3.15m) UPVC double glazed window to the side elevation, UPVC double glazed door to the rear elevation, skimmed ceiling, centre spotlight fitting, vinyl floor covering, fitted with a range of base and drawer units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge freezer, electric cooker point, space for further appliances, display eye level units, UPVC double glazed door into:

CONSERVATORY

10' 4" x 13' 9" (3.16m x 4.20m) Dwarf brick wall and UPVC construction with UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed French doors to the side elevation, further UPVC double glazed door to the other side elevation, inset downlighters, power sockets.

EXTERIOR

Hedged boundaries and a driveway to the side elevation. The front garden is mainly laid to lawn with a wide range of mature shrub and tree borders. Open views to the front. The rear garden is laid to lawn with shrub and tree borders.

WOODEN BUILT GARAGE

Double doors, UPVC double glazed window to the side elevation, cold water tap.

DIRECTIONS

Leave Spalding along Pinchbeck Road to the village of Pinchbeck. Turn left off the main road into Knight Street and travel past the shops following the road over the railway line and over the river and turn left into Northgate. Continue along this road for about one mile and turn left into Small Drove Lane and the property can be found on the right hand side.

AMENITIES

There is a Church and primary school within the village and the market town of Spalding is 4 miles distant offering a wide range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 19 miles to the south and has a fast train link with London's Kings Cross minimum journey time 48 minutes. The market town of Bourne is approximately 7 miles distance offering further shopping and leisure facilities.



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		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

TENURE

Freehold

SERVICES

Mains water and electricity. Private drainage.

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

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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.

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