

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



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 semirural 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

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







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 œntre light points, TV point, feature wooden fire surround with inset multi fuel bumer 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 œiling, œntre light point, a cœss to loft spa œ, obs cured 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 œiling, œntre 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 œiling, œntre light point, vinyl floor covering, stainless steel heated towel rail, fitted with a three pie œ suite comprising low level WC, pedes tal 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 œiling, œntre spotlight fitment, 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 otherside elevation, inset downlighters, power sockets.

EXTERIOR

He dged boundaries and a drive way 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

The re 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 Boume is approximately 7 miles distance offering further shopping and leisure facilities.

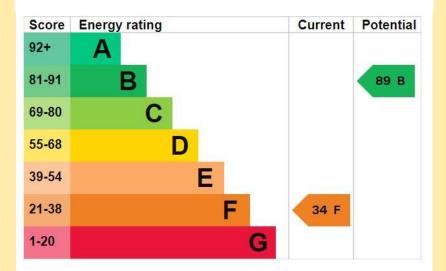
THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South LincoInshire and we will be pleased to assist









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 Councy Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their dients and any joint agents a ccept no responsibility for any statement that may be made in these particulars. The y 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.

Viewings are to be a rranged by prior appointment. We make every effort to produce a ccurate 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: S11430

ADDRESS

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

CONTACT

rightmove.co.uk

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

Produced: 30 March 2024





