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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Rosewood, Campains Lane, Deeping St Nicholas PE11 3EX

£175,000 Freehold

- Non Standard Construction
 - Cash Buyers Only
 - 3 Bedrooms
 - Garage and Gardens
 - Viewing Recommended
- 3 bedroom detached bungalow of non-standard construction - cash buyers only. Front and rear gardens, driveway and garage. Oil central heating, semi-rural location, No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



ACCOMMODATION

Half glazed UPVC rear entrance door to:

ENTRANCE LOBBY

9' 0" x 3' 6" (2.75m x 1.08m) Store cupboard, radiator, ceiling light, Airing Cupboard.

CLOAKROOM

Two piece suite comprising low level WC, pedestal wash hand basin, obscure glazed UPVC window.

KITCHEN

8' 4" x 8' 10" (2.56m x 2.70m) maximum Oil fired central heating boiler, single drainer stainless steel sink unit with mixer tap, cupboards and drawers beneath, worktop, plumbing and space for washing machine, eye level wall cupboards, serving hatch, UPVC rear window.



LOUNGE

17' 8" x 14' 5" (5.41m x 4.41m) Sliding patio doors to the rear elevation, UPVC window to the side elevation, 2 radiators, 2 ceiling lights, coved and textured ceiling, TV point, telephone point, door to:

INNER LOBBY

Doors arranged off to:

BATHROOM

9' 1" x 5' 6" (2.77m x 1.68m) Three piece suite comprising panelled bath, wash hand basin, low level WC, obscure glazed UPVC window, ceiling light, radiator.

BEDROOM 1

14' 4" x 8' 10" (4.37m x 2.71m) UPVC window to the front elevation, radiator, coved cornice, ceiling light.

BEDROOM 2

14' 4" x 9' 4" (4.37m x 2.85m) UPVC window to the front elevation, coved cornice, ceiling light, radiator.

BEDROOM 3

10' 11" x 8' 9" (3.35m x 2.67m) UPVC window to the side elevation, coved cornice, ceiling light, radiator.

EXTERIOR

Generous sized front garden with lawns, stocked borders, shrubbery etc. Concrete driveway and turning bay with parking for several cars and access to:

BRICK GARAGE

16' 8" x 10' 0" (5.1m x 3.05m) Up and over door, rear personnel door, UPVC window.

To the side of the property there is a modern oil storage tank set on brick pillars, electricity meter, access round to:

REAR GARDEN

Mainly grassed with stocked borders, hedgerow to the side and rear boundaries, garden shed and access round to a further extensive lawned side garden with hedgerow to the outer boundary.

DIRECTIONS

From Spalding proceed along the B1175 Market Deeping road and on reaching Deeping St Nicholas turn right into Campains Lane. The property is situated on the left before the level crossing.

AMENITIES

With Deeping St Nicholas local shop, primary school, farm shop and café, Church. Spalding is 4 miles distant offering a full range of facilities and Market Deeping and Peterborough are also easily accessible by road.



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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water and electricity. Private drainage. Oil central heating.

COUNCIL TAX BAND A

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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Ref: S11452

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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