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



## Crowtree Farm, Old Hall Lane, Surfleet PE11 4AJ

**£399,950 Freehold**

- 3 Bedroom House in Rural Location
- Grass Field Opposite of 1.33 Acres
- Fully Refurbished Accommodation
- Viewing Recommended
- Subject to Overage Provision

Imposing detached house on site of approximately 0.29 acres. Fully refurbished with UPVC windows, 3 double bedrooms, stylish well fitted kitchen etc. Immediate garden plot of 0.29 of an acre including driveway and garage with grass field on the opposite side of the road also part of the sale.

SPALDING 01775 766766   GRANTHAM 01476 565371   BOURNE 01778 420406

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#### **ACCOMMODATION**

Composite front entrance door with glazed side windows to:

#### **RECEPTION HALL/STUDY**

14' 6" x 7' 3" (4.44m x 2.21m) Tiled floor, radiator, recessed ceiling lights, smoke alarm, staircase off, central heating thermostat control, door to:

#### **SITTING ROOM**

13' 3" x 15' 5" (4.05m x 4.71m) maximum including the curved UPVC bay window to the front elevation. Radiator, log burner set within brick fireplace with raised tiled hearth and timber mantle, ceiling light with propeller style fan, fitted carpet.

#### **FITTED KITCHEN**

18' 7" x 10' 10" (5.67m x 3.32m) Floor tiles, attractive shaker style units comprising base cupboards and drawers beneath the wooden worktop with integrated one and a quarter bowl ceramic sink unit with mono block mixer





tap, integrated dishwasher, refrigerator and freezer, slide out bin store, Rangemaster Range style cooker, plumbing and space for washing machine and tumble dryer, extractor fan, deceptive corner pantry cupboard, central island with matching wooden worktop and fitted base cupboards and drawers beneath, UPVC window to the side elevation, recessed ceiling light, large understairs store cupboard, square arch into:

#### **DINING ROOM**

15' 8" x 12' 11" (4.79m x 3.94m) Tiled floor matching that in the kitchen and hallway. Log burner set within brick fireplace with raised tiled hearth and timber mantle, UPVC curved bay window to the front elevation (included within the room measurement), radiator, recessed ceiling lights.

From the Kitchen a solid timber door leads into:

#### **REAR ENTRANCE/BOOT ROOM**

13' 11" x 6' 0" (4.25m x 1.84m) Brick and UPVC structure beneath a mono pitched Perspex type roof, concrete floor, half glazed UPVC external entrance door, personnel door to the Garage, access through a recess with radiator to:

#### **FUEL STORE**

7' 4" x 4' 4" (2.24m x 1.33m) Electric light.

#### **SEPARATE WC**

Low level suite, obscure glazed UPVC window, ceiling light.

From the Reception Hall the carpeted staircase rises via a Half Landing to:

#### **GALLERIED FIRST FLOOR LANDING**

Windows to the front and rear elevations, fitted carpet, recessed ceiling lights, radiator.

#### **BEDROOM 1**

12' 11" x 15' 5" (3.95m x 4.71m) maximum Curved UPVC bay window to the front elevation (included within the measurement) overlooking the grassed field. Ceiling light with propeller style fan, fitted carpet, radiator.

#### **BEDROOM 2**

12' 11" x 15' 6" (3.95m x 4.74m) maximum Curved UPVC bay window to the front elevation (included within the measurement) overlooking the grassed field. Ceiling light with propeller style fan, fitted carpet, radiator.



### **BEDROOM 3**

10' 10" x 10' 6" (3.32m x 3.22m) Fitted carpet, recessed ceiling lights, UPVC window, TV point, radiator.

### **BATHROOM**

7' 11" x 7' 9" (2.43m x 2.38m) maximum Jacuzzi bath with mixer tap, boarded surround and folding screen, low level WC with push button flush and concealed cistem, hand basin with mono block mixer tap set within vanity storage unit, wall cupboard, recessed ceiling lights, obscure glazed UPVC window.



### **EXTERIOR**

The property occupies an established plot of approximately 0.29 of an acre (subject to survey) including a 5 bar farm style gate opening on to an extensive driveway and turning bay with multiple parking and access to:

### **ATTACHED GARAGE**

19' 10" x 10' 6" (6.05m x 3.22m) Of brick construction, up and over door, personnel door, concrete floor, power and lighting.

There are lawned gardens to the front, side and rear, hedgerow to the outer boundaries along with post and rail fencing to the majority. Stocked borders, modern oil storage tank, raised planter and a gated courtyard area immediately to the rear with timber log store.

### **GRASSED FIELD**

On the opposite side of the lane directly opposite the house totalling approximately 1.33 acres.







## OVERAGE PROVISION

The property is offered For Sale subject to an Overage Provision. The previous sellers of the property (prior to the current owners) will retain the benefit of an Uplift Provision at the rate of 30% of any increase in value resulting from additional, separate residential or commercial properties constructed within the curtilage of the property for a period of 30 years following completion. The triggers for such an event will be:-

- a) Planning Permission for the erection of an additional separate residential unit or additional separate residential units. For the avoidance of doubt, a grant of Planning Permission for an extension to the existing building at the property at the date of this transfer will not be a trigger event. WE RECOMMEND INTERESTED BUYERS REQUEST A COPY OF THE CLAUSE FROM THE AGENTS PRIOR TO ENTERING INTO ANY NEGOTIATIONS.
- b) The implementation of Planning Consent
- c) A change of use without Planning Consent
- d) Disposal with the benefit of a Planning Consent.
- e) Any subsequent Planning Consent granted within the uplift period (for separate property or properties).

## DIRECTIONS

From Spalding proceed in a northerly direction along the B1356 Pinchbeck Road, continue through the village of Pinchbeck and on leaving the village take a right hand turning into White Cross Lane and then immediately right into Old Hall Lane where upon the property is the first on the left hand side.

## AMENITIES

The property is situated between the well served villages of Pinchbeck and Surfleet which have combined facilities including primary schools, doctors surgery, shops, public houses, Churches etc. The Georgian market town of Spalding is 3.5 miles from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 22 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 46 minutes.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	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



## TENURE Freehold

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

## COUNCIL TAX BAND D

## 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: S11468

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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