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Hereford Lodge, 12 Barbers Drove South, Crowland PE6 0EY

GUIDE PRICE - £425,000 FREEHOLD

This two-bedroom bungalow, located on the outskirts of Crowland, provides spacious accommodation including hall, lounge/diner, kitchen, utility room, shower room, bathroom and two double bedrooms.

The property includes a private garden, outbuildings and extends to approximately 0.55 hectares (1.36 acres). No onward chain.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



ENTRANCE HALL

12' 9" x 28' 9" (3.80m x 8.70m)

UPVC front door and glazed side panels to Entrance Hallway in L-Shape, radiator, laminate flooring, three wall light points.

LOUNGE/DINER

13' 10" x 28' 8" (4.20m x 8.70m)

Two radiators, four wall light points, recessed fireplace with wood burning stove and paved hearth, French doors opening to the side and to the rear.

KITCHEN

13' 11" x 10' 4" (4.25m x 3.16m)

Fitted wall mounted and floor standing cupboards, complimentary worktops and splash back tiling, inset one and a quarter bowl porcelain sink and drainer with mixer taps, space for cooker, space and plumbing under worktop for automatic washing machine, space for fridge, wooden effect vinyl flooring, radiator, floor standing solid fuel boiler.

UTILITY

7' 6" x 10' 4" (2.29m x 3.16m)

Fitted worktop, stainless steel sink, floor standing cupboards, part tiled walls, wooden effect vinyl flooring, wall mounted heating control. Window overlooking garden and window to hallway.





BATHROOM

8' 0" x 10' 4" (2.40m x 3.10m)

Panelled bath, pedestal wash hand basin, low level WC with concealed flush, radiator, complimentary splash back tiling, light and shaver point over sink, wooden effect vinyl flooring, airing cupboard housing hot water tank and shelving. Single radiator and frosted window overlooking garden.

SHOWER ROOM

3' 4" x 4' 9" (1.03m x 1.47m)

(Off hallway) Shower cubicle with tiled walls and radiator

MASTER BEDROOM

13' 10" x 12' 0" (4.23m x 3.67m)

Window to front elevation, single radiator.

SECOND BEDROOM

13' 10" x 12' 0" (4.24m x 3.67m)

Window to front elevation, single radiator.

OUTDOOR WC

4' 11" x 3' 5" (1.5m x 1.05m)

WC, wash hand basin and loft access.

The gross external area of the bungalow is approximately 133.1m²/1,432sq.ft.

GARAGE

9' 2" x 18' 3" (2.81m x 5.57m)

Up and over door, flat roof and pebble dash exterior walls.

FRONT GARDEN

Mostly laid to lawn, with gravel borders and driveway to one side of the bungalow providing off road parking.

REAR GARDEN

Fully enclosed with pathway leading along the rear of the bungalow. The remainder of the rear garden is mostly laid to a neatly shaped lawn. There is a pond, decking and a water feature. Included in the sale is a timber summer house and shed.

To the rear of the property is land extending to the south-west. Situated on the land are a number of outbuildings including a domed hanger style building which measures approx. 12.50m x 15.90m (gross external measurements) and a wood and tin open fronted shed which extends to approx. 6.10m x 15.30m (gross external measurements).

The rest of the land is largely laid to grass which has been cut in places and left to grow in other areas. The land is accessed via the access track which leads down the south-east side of the bungalow.

UPLIFT PROVISIONS/CLAWBACK CLAUSE

There will be an Uplift Provision/Clawback Clause which will be triggered if Planning Permission for any change of use is granted. Private amenity and private equine uses will be excluded. The payment will be due at the rate of 50% of the uplift in value and will be limited to a period of 30 years from the date of completion. The payment will be due on the earlier of grant of Planning Permission, implementation of the change of use, or the sale of the site.



GROUND FLOOR
1273 sq.ft. (118.3 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.3 sq.m.) approx.
Whilst 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 a guide for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaphor 02/22

TENURE: Freehold

SERVICES: Mains electric, water and foul drainage.

COUNCIL TAX BAND: Unknown.

LOCAL AUTHORITIES

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

PARTICULARS CONTENT

We make every effort to produce an accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: 15402

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		