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



**The White House, 76a Little London, Spalding, PE11 2UF**

**LOT 1 (House & Garden) - GUIDE PRICE £525,000 Subject to Contract**

**LOT 2 (Building Plots) - GUIDE PRICE £225,000 Subject to Contract**

Significant period house dating from the 1930's in private non-estate location with ample parking and double garage. Will benefit from updating and improvement but offers considerably spacious accommodation including reception hall, cloakroom, drawing room, dining room, kitchen/breakfast room, pantry, utility room, sitting room and sunroom to the ground floor; landing, 4 double bedrooms and 2 bathrooms to the first floor with hobby room/study to the second floor. No onward chain.

SPALDING 01775 766766

GRANTHAM 01476 565371

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



## **LOT 1 – ACCOMMODATION** Guide Price £525,000

A pair of wooden entrance doors opening into:

### **RECEPTION HALL**

15' 7" x 18' 0" (4.76m x 5.50m)

Fitted carpet, 2 UPVC windows to the front elevation, understairs store cupboard.

### **CLOAKROOM**

7' 11" x 12' 4" (2.42m x 3.78m)

Night storage heater, wash hand basin set within vanity unit, UPVC double glazed window, separate WC.

### **DRAWING ROOM**

19' 10" x 19' 10" (6.07m x 6.06m)

UPVC front window, 2 radiators, decorative coving, large open fireplace with ornate surround, 4 wall lights plus recess 11'3" x 6'9" (3.43m x 2.06m) maximum 2 wall lights, UPVC French doors.



#### **DINING ROOM**

13' 10" x 18' 4" (4.24m x 5.59m)

UPVC windows to the front and side elevations, radiator, coved cornice, door to:

#### **SITTING ROOM**

11' 11" x 18' 1" (3.64m x 5.52m)

Radiator, fireplace, rear window, Crittall door to:

#### **SUN ROOM**

10' 9" x 11' 9" (3.30m x 3.60m) maximum.

UPVC double glazed construction with radiator and 2 wall lights.

#### **INNER LOBBY**

5' 6" x 5' 9" (1.69m x 1.76m) Ceiling light, door to:

#### **PANTRY**

5' 6" x 12' 2" (1.70m x 3.71m)

China cabinets, shelving, UPVC side window.

#### **KITCHEN/BREAKFAST ROOM**

11' 11" x 15' 9" (3.65m x 4.82m) Traditional range of units including base cupboards and drawers, eye level wall cupboards, built-in refrigerator, double oven, ceramic hob, UPVC rear window, one and a half bowl single drainer stainless steel sink unit, radiator.

#### **UTILITY ROOM**

5' 5" x 6' 1" (1.67m x 1.87m) UPVC front window, serving hatch, single drainer sink unit, plumbing and space for washing machine, door to:

#### **REAR LOBBY/ENTRANCE**

Radiator, shelving, rear entrance door, separate WC, personnel door to the Garage.

#### **BRICK BUILT STORE**

5' 6" x 6' 1" (1.70m x 1.86m)

From the Reception Hall a door gives access on to the staircase which rises to:

#### **FIRST FLOOR LANDING**

9' 0" x 27' 7" (2.75m x 8.42m)

Rear window, 2 radiators.

#### **BEDROOM No 1 (Front Left-Hand Side)**

19' 11" x 14' 1" (6.09m x 4.30m) maximum.

Dual aspect with windows to the front and side elevations, radiator, wash hand basin, recessed cupboard.

#### **BEDROOM No 2 (Front Centre)**

14' 8" x 11' 3" (4.49m x 3.44m) maximum.

UPVC front window, radiator, store cupboard, recessed wardrobe.

#### **BEDROOM No 3 (Rear Left)**

11' 11" x 14' 0" (3.64m maximum x 4.29m)

Window to the side elevation, 2 recessed wardrobes, wash hand basin set within vanity unit.

#### **BEDROOM No 4 (Front Right)**

13' 10" x 18' 4" (4.24m x 5.60m)

UPVC front window, 2 radiators, double wardrobe, door to:

#### **NURSERY/DRESSING ROOM**

8' 7" x 5' 11" (2.64m x 1.82m) Window to the front elevation, radiator, recessed wardrobe.





#### **BATHROOM**

8' 11" x 8' 11" (2.72m x 2.73m)

Access door direct from the Landing and further access door from Bedroom 4 providing a potential En-Suite, shower, low level WC, panelled bath, wash hand basin, fan heater, UPVC window, electric heated towel rail, radiator.

#### **WALK-IN LINEN ROOM**

8' 8" x 5' 10" (2.66m x 1.80m)

Hot water cylinder, shelving, window, solar power controls.

#### **SEPARATE WC**

Low level suite, radiator, UPVC window.

#### **SHOWER ROOM**

8' 7" x 12' 2" (2.64m x 3.73m)

Heated towel rail, easy accessed double shower cabinet with retractable seat, radiator, ample storage cabinets, wash hand basin.

From the First Floor Landing a door leads to a staircase rising to:

#### **SMALL SECOND FLOOR LANDING**

Doors arranged off to:

#### **HOBBY ROOM/STUDY**

8' 2" x 18' 1" (2.49m x 5.52m) maximum.

Radiator, front window, wash hand basin, store cupboard.

#### **WALK-IN EAVES STORAGE**

6' 2" x 18' 0" (1.88m x 5.50m)

#### **SECOND WALK-IN EAVES STORAGE AREA**

9' 0" x 24' 7" (2.75m x 7.5m) average overall.

These being eaves storage areas with part boarding and some insulation.

#### **EXTERIOR**

The property is approached over a sweeping drive to an extensive circular driveway and turning area with multiple parking and access to:

#### **DOUBLE GARAGE**

18' 0" x 18' 0" (5.49m x 5.49m)

Personnel door, up and over door, concrete base, power and lighting.

Attached to the rear of the house are:-

#### **BOILER HOUSE**

11' 5" x 5' 4" (3.50m x 1.65m) approximate

Housing the oil-fired central heating boiler.

#### **ATTACHED STORE**

8' 10" x 10' 5" (2.70m x 3.20m)

#### **TIMBER SHED**

9' 10" x 8' 2" (3.00m x 2.50m)

Small greenhouse and bunded oil tank.

There are small gardens to the rear along with extensive private established gardens to the side and front of the house.

#### **THATCHED SUMMER HOUSE**





#### **DIRECTIONS**

From the centre of Spalding proceed in a southerly direction along the west bank of the Welland along London Road up to the 'T' junction at Little London. Turn right at the junction and continue for around 450 metres and immediately after passing the sign for the Cedar Falls Nursing Home you will see the private driveway into 76a.

#### **AMENITIES**

Local amenities at Little London include general stores, public house, builders' merchants shop and filling station. The town centre is just over a mile from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 18 miles to the south with a fast train link with London's Kings Cross (minimum journey time 46 minutes).

#### **LOT 2 - THE BUILDING PLOTS GUIDE PRICE £225,000**

Outline Planning consent has been indicatively granted in Outline for 3No. Plots on the frontage of The White House garden as shown on the plan attached to these Particulars.

#### **PLANNING CONSENT**

This was granted by the South Holland District Council under Reference Number H16 - 1006 - 23 for Residential development adjoining The White House, 76a Little London, Spalding, Lincolnshire. The consent was dated 1<sup>st</sup> March 2024.

A copy of the planning consent is available from the Council Website [www.sholland.gov.uk](http://www.sholland.gov.uk) under the reference number stated above or a copy can be emailed from the Agent's Spalding office.

The extent of the 3 plots which would be for sale as a whole ( not individually) is marked on site with red topped posts – these are for identification and may subsequently be adjusted to confirm the final measurements depending on access because of undergrowth and shrubbery etc.

**Interested Parties are recommended to carefully study the Planning Consent which includes a number of important conditions.**

#### **INFORMATION PACK**

The following details are available on request as mentioned either via the Council website or from R Longstaff & Co. LLP. by telephoning 01775 765536 or emailing the Development Land Department on - [commercial@longstaff.com](mailto:commercial@longstaff.com).

This contains the following:

- A) A copy of the Planning Application with Plans associated.
- B) A copy of the Planning Consent.
- C) Flood Risk Assessment
- D) Design and Access Statement

#### **TENURE**

The Tenure of the Plots will be Freehold.

#### **POSSESSION**

Vacant Possession will be available upon the completion of the sale.



## BOUNDARIES

It will be a condition of the sale that the purchaser of the plots (LOT 2) (if different from the purchaser of the main house) (LOT 1) shall fence the new boundaries within 3 months of completion with a fence 1.8m high on concrete posts with concrete gravel boards. This will be between points A, B and C on the plan attached to these Particulars.

## VIEWING

Strictly By appointment with the Agents by calling 01775 766766 or emailing [commercial@longstaff.com](mailto:commercial@longstaff.com)

## SERVICES

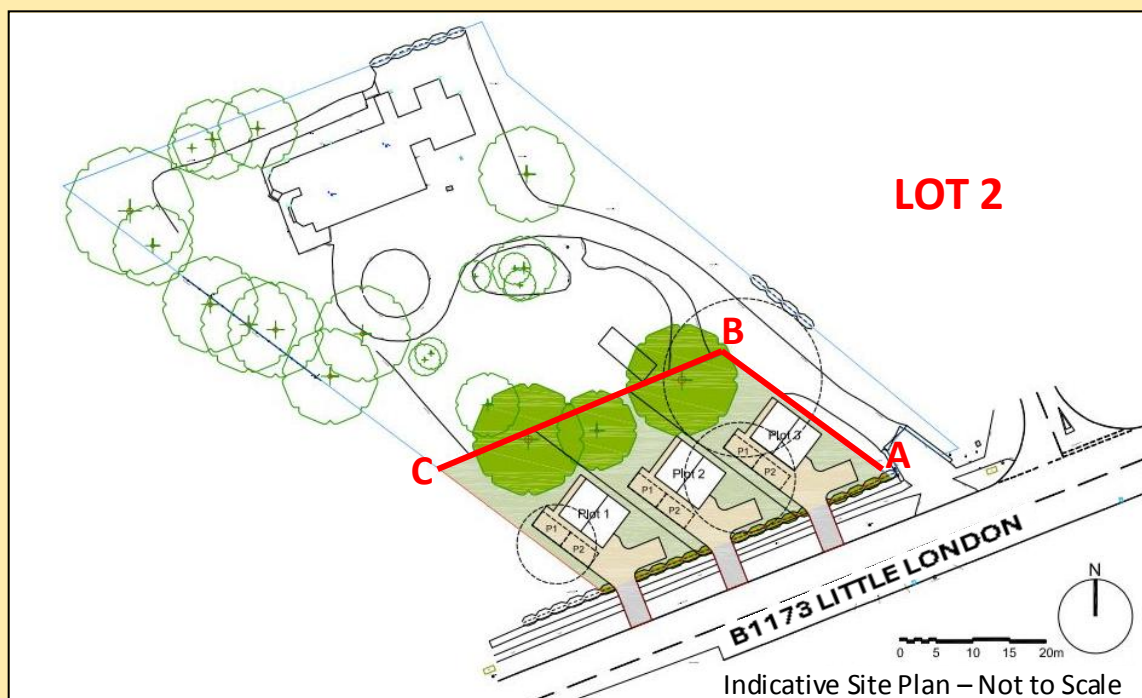
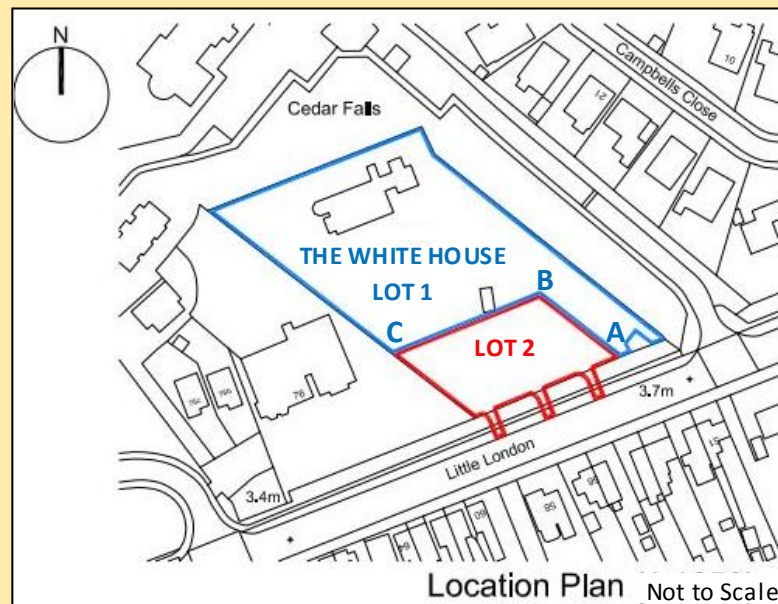
It will be the responsibility for the purchaser of the plots to make their own enquiries regarding the availability of services that may be required and the cost and practicality of connection. There will be no rights over LOT 1 (The main house) for connection to services nor access which shall be made direct from Little London and subject to prior consultation with Lincolnshire County Council Highways Department.

## ACCESS

New access points will be required from Little London (road) subject to whatever statutory or other consents may be required.

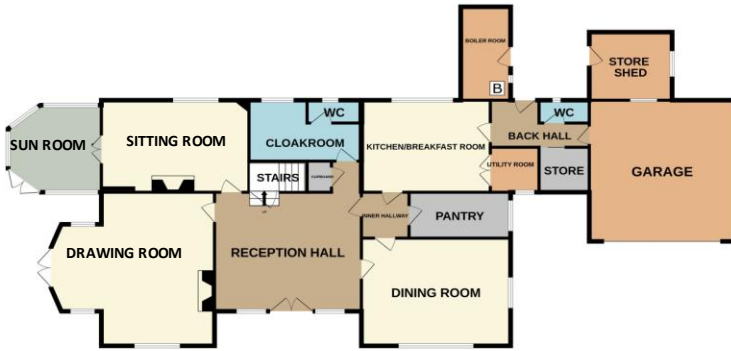
## ORDER OF SALE

Whilst The White House and its entire garden (Lot Nos 1&2) are available as a whole, the seller will not dispose of the plots (LOT 2) prior to a Sale of the house (LOT 1). If the property is to be sold in separate lots, ideally exchange of contracts and completion of each lot will take place contemporaneously.



# FLOOR PLAN

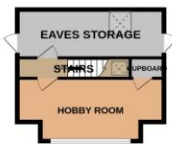
## GROUND FLOOR



## FIRST FLOOR



## SECOND 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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## Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	42 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**TENURE** Freehold

**COUNCIL TAX BAND** - G

### LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

### PARTICULARS CONTENT

R. Longstaff & Co LLP, their dlients and any joint agents accept no responsibility for any statement that may be made in these particulars. They 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 dlient(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.

**Ref: S11496 (16 JULY 2024)**

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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