

EST 1770



# Longstaff<sup>.COM</sup>

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



## The Chestnuts, High Street, Swineshead PE20 3LH

**£399,950 Freehold**

### • Residential and Commercial Opportunity

- 3 Bedrooms, 2 Reception Rooms
- Breakfast Kitchen, Family Bathroom
- Annexe Potential
- Rear Workshop (14m x 9m)

Period Residential Property in the heart of the village of Swineshead. Adjacent Annexe/Retail Accommodation. Rear Workshop, currently with motor trade use. Private garden at the rear. Off-Road Parking, Car Port and Garage. Total Site Area Approximately 0.25 Acres.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



#### THE HOUSE

Part glazed UPVC front entrance door to:

#### RECEPTION HALL

Understairs cupboard, radiator, ceiling light, telephone point, door to:

#### SITTING ROOM

12' 1" x 11' 7" (3.69m x 3.54m) UPVC front window, ceiling rose with pendant light fitment, dado rail, modern coal effect gas fire and point within decorative surround.

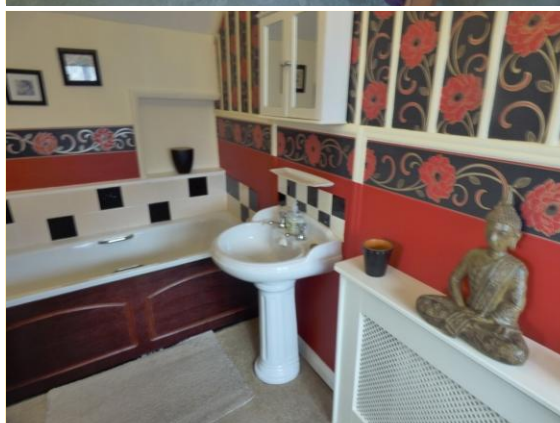
#### LOUNGE

15' 6" x 11' 11" (4.73m x 3.65m) UPVC front and side windows, ceiling rose with pendant light fitment, coved cornice, double radiator, storage heater, brick fireplace with open grate and raised hearth, part glazed door leading into:

#### DINING KITCHEN

18' 8" x 12' 8" (5.71m x 3.88m) Extensive range of fitted units comprising base cupboards and drawers beneath the roll edged worktops with inset one and a quarter bowl single drainer sink unit with mixer tap, fitted Stanley Range gas fired serving the central heating system, 4 burner gas hob, integrated dishwasher, plumbing for washing machine, intermediate wall tiles, matching eye level wall cupboards, glazed display cabinets, under lighters, exposed beams, integrated refrigerator, radiator with fretwork cover, 3 ceiling lights and loft hatch, 2 large storage void which could provide potential for further accommodation if required.





From the Kitchen part glazed door to:

#### UTILITY/REAR ENTRANCE

Worktop, cupboards beneath, space for tumble dryer, stable style door, mono pitch perspex roof, ceiling light.

Also from the Main Reception Hall the staircase rises initially to:

**HALF LANDING** Door to:

#### BATHROOM

11' 11" x 6' 7" (3.64m x 2.03m) Three piece suite comprising panelled bath with tiled splashback, wash hand basin with tiled splashback, low level WC, radiator with fretwork cover, obscure glazed window, extractor fan, ceiling light, built-in Airing Cupboard.

The staircase continues to:

#### FRONT LANDING

UPVC window to the front elevation, ceiling light, doors arranged off to:

#### BEDROOM 3

12' 4" x 11' 8" (3.77m x 3.57m) Ceiling light, alcove cupboard, double radiator, dado rail, UPVC window to the front elevation, direct access into:

#### MASTER BEDROOM

20' 9" x 12' 5" (6.33m x 3.81m) 2 ceiling lights with propeller style fans, dual aspect with UPVC windows to the front and rear elevations, double radiator, built-in shelved cupboard.

Also from the Landing a door gives separate access to:

#### BEDROOM 2

12' 5" x 11' 10" (3.80m x 3.61m) Ornamental fireplace, access to loft space, ceiling light with propeller style fan, radiator with fretwork cover, UPVC window to the front elevation.

#### EXTERIOR

There is a small garden frontage with raised planter and beyond this there is an area of tarmacadam off road parking for several vehicles. The side driveway leads past the side of the property continuing round giving access into DOUBLE CAR PORT and

**OUTSIDE WC** Brick building with low level WC.

#### PRIVATE GARDEN

Approximately 10m x 10m privately enclosed and fenced.

#### DOUBLE GARAGE

41' 4" x 10' 9" extending to 13' (12.6m x 3.3m extending to 3.98m)

#### FORMER SHOP/POTENTIAL ANNEXE

9' 11" x 19' 9" (3.03m x 6.02m) Subject to planning consent and building regulation approval.

#### YARD/WORKSHOP PREMISES

The yard area is accessed by a pair of timber five bar gates having come past the side of the house itself.

#### 3 BAY WORKSHOP

45' 11" x 29' 6" (14m x 9m) In three sections. The left section has the double entrance doors, inspection pit and a large first floor accessed via the staircase up to the other side. The central section is the section that has the ramp and has double entrance doors to the front. The third section is sealed at the front and is the spray booth/paint shop with a first floor accessed via a staircase. All sections have concrete floors with power and side windows in the first and third bays. The wiring has a modern box and the connection is underground 3 phase.

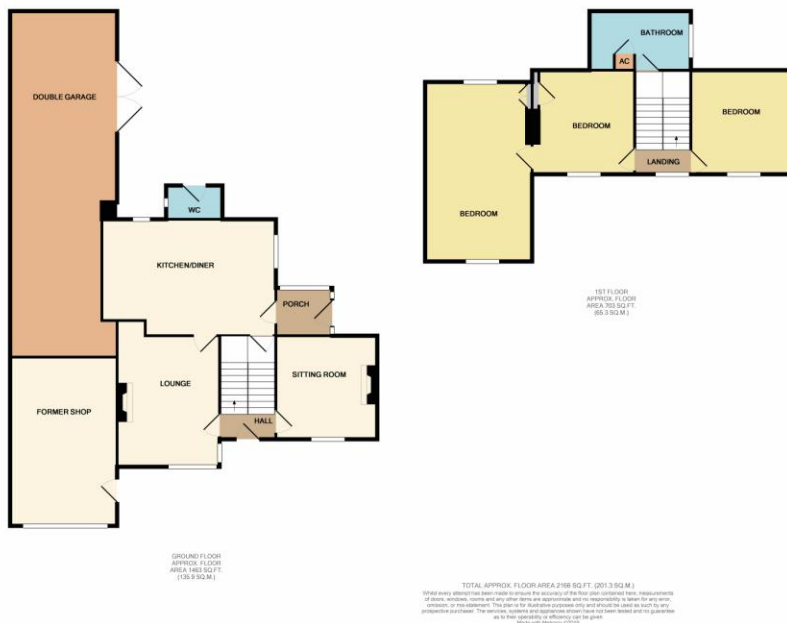
#### OPEN BAY STORE

#### SMALL LEAN-TO

#### DIRECTIONS/AMENITIES

From Spalding proceed in a northerly direction along the A16 Boston Road continuing for 8 miles to the main A17 interchange taking the first exit on to the A17 west bound. Continue for 3 miles to the roundabout taking the third exit on to the A52 then take the first exit at the next roundabout and drive into the village of Swineshead. Proceed straight through the village centre and the property is situated on the right hand side of the High Street indicated by the Agents For Sale sign.

Swineshead has a primary school, modern medical centre, range of shops, mini supermarket, public houses etc. The market town of Boston is 7 miles distant offering a wide range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. Spalding is 12 miles away also with a range of amenities and Grantham is 22 miles distance having access on to the A1 and also a fast train link with London's Kings Cross minimum journey time 70 minutes.



**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX** The vendor advises the band is 'C' but we have been unable to verify.

#### LOCAL AUTHORITIES

Boston Borough Council 01205 314200  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

#### PARTICULARS CONTENT

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 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: S10206

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

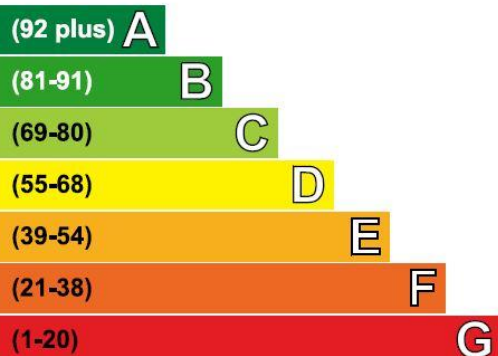
R. Longstaff & Co.  
 5 New Road  
 Spalding  
 Lincolnshire  
 PE11 1BS

#### CONTACT

T: 01775 766766  
 F: 01775 762289  
 E: [spalding@longstaff.co.uk](mailto:spalding@longstaff.co.uk)  
[www.longstaff.co.uk](http://www.longstaff.co.uk)

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
30	79