STATEMENT OF SUPPORTING INFORMATION IN CONNECTION WITH THE REMOVAL OF A CONDITION FOLLOWING ORIGINAL GRANT OF PLANNING CONSENT IN CONNECTION WITH

MIDDLE MARSH FARM BUNGALOW
MIDDLE MARSH ROAD
MOULTON MARSH
SPALDING
LINCOLNSHIRE
PE12 6LL

Submitted by:

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1. GENERAL BACKGROUND:

Middle Marsh Farm Bungalow comprises a rurally located detached 4 bedroom bungalow with approximately 0.23 acres of land. It is located on Middle Marsh Road, Moulton Marsh, the location of which is shown on the plan attached (Appendix A).

The bungalow was built in the late 1970's following consent being granted by the South Holland District Council under Full Planning Application Reference No. H13/0362/76 for a 'Bungalow at Middlemarsh Road, Moulton Marsh', such consent being granted on the 26th May 1976 subject to conditions. A copy of the consent is attached hereto (Appendix B).

Amongst the conditions was the standard agricultural occupancy wording being Condition No. 4:

'The occupation of the dwelling shall be limited to persons solely or mainly employed, or last employed, in the locality in agriculture, as defined in section 290(1) of the Town and Country Planning Act 1971, or in forestry (including any dependants of such a person residing with him) or a widow or widower of such a person".

The reason given in the consent for that condition was:

'The building is sited in an area in which buildings, other than those connected with an agricultural need, would not be permitted'.

The application and consent was based on the need for Mr D G Wilson at that time, who was a farmer in the Moulton March area, and as a replacement dwelling for the derelict Moulton Marsh Farmhouse adjacent. Mr Wilson occupied the bungalow until its sale, along with adjacent farmland, to Jack Back Farms Ltd in October 2013 and thus his occupation complied with the condition. The property is surplus to the needs of the farm.

2. DETAILS OF MARKETING

Middle Marsh Bungalow has been marketed on behalf of the applicants Jack Buck Farms Limited during the period from June 2014 to June 2015, as follows:-

a) In our Spalding, Holbeach, and Bourne office windows
b) In the Lincolnshire Free Press periodically
c) In the Farmers Weekly nationally
d) On the Rightmove Website
e) On the Longstaff Website

A schedule of advertising carried out during the period is attached to this Report (Appendix C). In addition a copy of the advertisements placed is also enclosed (Appendix D).

Throughout the period of marketing, the property was available 24/7 on the Longstaff and Rightmove websites. A schedule of the number of times it was viewed online is attached (Appendix E).

3. ENQUIRIES RECEIVED

A very modest number of actual enquiries were received during the marketing period and a list of these is attached (Appendix F).

In summary, several enquiries, and tentative interest were received, but subsequently withdrawn on viewing. No one came forward to progress interest seriously to the point of formulating an acceptable offer and with conditions that confirmed they were in a position to comply with the restrictive clause.

4. SALES PARTICULARS

Copies of the printed Sales particulars issued during the period of marketing are attached (Appendix G). The property was marketed at a price of £119,950, reflecting the existence of an Agricultural Habitation Clause.

5. CONCLUSION

Despite extensive marketing and significant exposure and notwithstanding enquiries (particularly through the Rightmove website), no interest was forthcoming from a party who could actually proceed. This was despite 12 months of marketing, where the property was freely exposed to the market at a price reflective of the presence of the condition.

Middle Marsh Farm bungalow is a detached 4 Bedroom bungalow, which whilst in need of some renovation, has no apparent faults.

Signed: _____

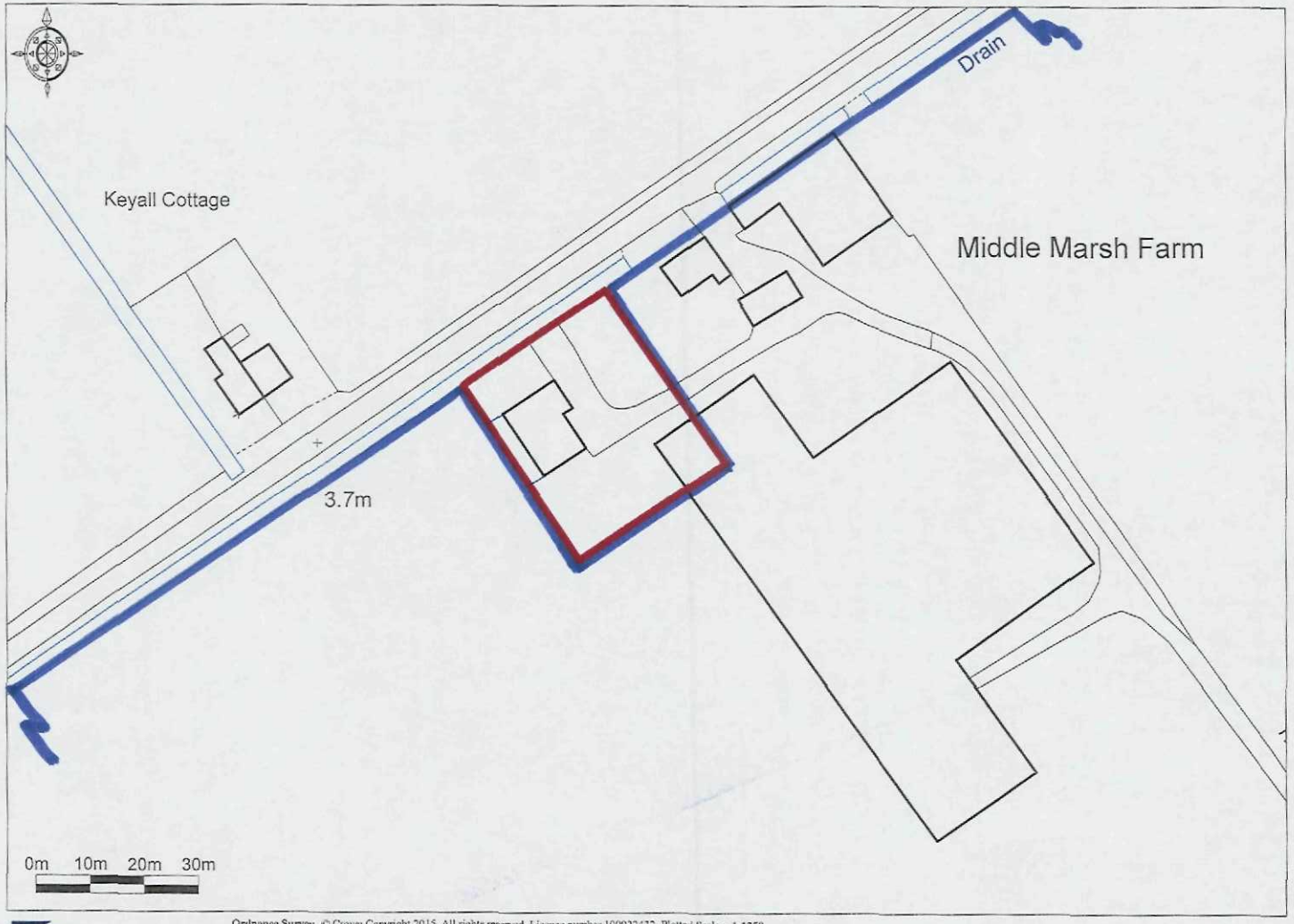
C. R. M. Longstaff, FRICS, FAAV
Messrs. R. Longstaff & Co
5 New Road
Spalding
Lincolnshire
PE11 1BS
Tel: 01775 765533 Email: crml@longstaff.com

Dated this 23rd day of June 2015. Ref: CRML/ASP/ Buck

LIST OF APPENDICES

1.	APPENDIX A:	Location Plan.
2.	APPENDIX B:	Planning Consent Ref No: H13/0362/76
3.	APPENDIX C:	Schedule of Advertising
4.	APPENDIX D	Copy of Advertisements
5.	APPENDIX E	Schedule of Rightmove viewings
6.	APPENDIX F	Schedule of enquiries
7.	APPENDIX G	Copies of Sales Particulars

APPENDIX A



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APPENDIX B

Town and Country Planning ~~Act 1971~~ Form P2

Planning permission

Name and address of applicant

Mr. D. G. Wilson,
Middlemarsh Road,
Moulton Marsh,
SPALDING,
Lincs.

Name and address of agent (if any)

E. L. Howman and Son,
Churchgate,
Gedney,
SPALDING,
Lincs.

Part I – Particulars of application

Date of application: 07.04.76

Application no. H 13/0362/76

Particulars and location of development:

Bungalow at Middlemarsh Road, MOULTON MARSH.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. The existing dwelling shall cease to be used for habitation within two months of the occupation of the new dwelling.
3. This consent shall first be exercised by Mr. D. G. Wilson.
4. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in section 290(1) of the Town and Country Planning Act 1971 or in forestry (including any dependents of such a person residing with him) or a widow or widower of such a person.
5. An adequate reversing bay or turning space shall be provided within the curtilage of the premises.
6. A scheme for the landscaping of the site, which scheme shall indicate the types and planting heights of trees and shrubs, shall be submitted to and approved by the Local Planning Authority before development is commenced.
7. Trees and shrubs in accordance with the scheme approved by the Local Planning Authority shall be planted by the applicant or his successorsmain title as soon as seasonally possible after commencement of the development, with replanting where necessary until they become established.

NOTE:
The applicant's attention is drawn to the requirements of the South Holland Internal Drainage Board as set out in their attached letter dated 17th May, 1976.

The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.

2. For the avoidance of doubt. 3. To ensure the Local Planning Authority's policy in rural areas is complied with. 4. This building is sited in an area in which buildings other than those connected with an agricultural need would not be permitted. 6 & 7. In the interests of visual amenity.

Date 26th May, 1976

Council Offices
Priory Road,
SPALDING, Lincs.

B Smith,
~~Council~~ DISTRICT PLANNING OFFICER

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.

APPENDIX C

SCHEDULE OF ADVERTISING

MIDDLE MARSH FARM BUNGALOW
MIDDLE MARSH ROAD
SPALDING
LINCOLNSHIRE
PE12 6LL

3rd June 2014	Lincolnshire Free Press
1st July 2014	Lincolnshire Free Press
5th August 2014	Lincolnshire Free Press
9th September 2014	Lincolnshire Free Press
28th October 2014	Lincolnshire Free Press
4th November 2014	Lincolnshire Free Press
9th December 2014	Lincolnshire Free Press
30th January 2015	Farmers Weekly
6th January 2015	Lincolnshire Free Press
3rd February 2015	Lincolnshire Free Press
3rd March 2015	Lincolnshire Free Press
7th April 2015	Lincolnshire Free Press
28th April 2015	Lincolnshire Free Press
2nd June 2015	Lincolnshire Free Press

APPENDIX O

Longstaff.com

SPALDING 01775 766766

HOLBEACH 01406 422760




SUPERBLY PRESENTED

Superbly presented executive detached 4 bedroom bungalow with accommodation comprising of reception hall, lounge, kitchen breakfast room, utility room, conservatory, 4 bedrooms (with master en-suite), family bathroom. Front and rear gardens, detached double garage with electric roller doors. UPVC double glazed windows, doors and fascias. Oil fired central heating. Viewing highly recommended. Energy efficiency rating C-70

HOLBEACH CLOUGH £269,995



WESTON HILLS £205,000

VIEW TO APPRECIATE




Substantial Art Deco style property in convenient central location with ample parking and integral garage. Generous sized established gardens, quirky brick outbuilding incorporating bar/garden room and laundry. Reception Hall, cloakroom, sitting room, dining room, kitchen, pantry and sun/breakfast room/ to the ground floor; 4 bedrooms and bathroom to the first floor. No onward chain. Energy efficiency rating TBC

SPALDING £215,000

SUPERBLY PRESENTED




Immaculately presented modern detached bungalow situated in a pleasant low density cul-de-sac. Established gardens, block paved driveway and double garage. Superbly presented with accommodation comprising of entrance hall, lounge, conservatory, dining room, kitchen breakfast room, utility room, 3 double bedrooms (en-suite to master) and family bathroom. UPVC double glazing, fascias and guttering. Viewing is highly recommended. Energy efficiency rating TBC

SPALDING £254,995

IDEAL FTB



Nicely presented two bedroom end terrace cottage with accommodation comprising of entrance porch, lounge, breakfast kitchen, bathroom and 2 bedrooms with a garage. Situated in a semi-rural location. VIEWING ESSENTIAL TO APPRECIATE!

FOSDYKE £89,995

NEW PRICE




Significant detached house in convenient semi-rural location with a TOTAL SITE AREA OF APPROXIMATELY 4 ACRES (SUBJECT TO SURVEY) including established gardens, woodland, extensive parking, range of outbuildings etc. Spacious accommodation to include 4 DOUBLE BEDROOMS, 2 BATHROOMS, 2 reception rooms and conservatory. Oil central heating, majority sealed unit double glazed windows. Convenient for access to Peterborough. Energy efficiency rating F-37

COWBIT £375,000

NEW




Nicely presented three bedroom semi-detached house with off road parking and garage. The accommodation comprises of Entrance hall, Lounge, Kitchen/Diner, Cloakroom, Three bedrooms, Master En-Suite, Family bathroom, Enclosed rear gardens, Energy efficiency rating C-74 View to appreciate.

SPALDING £134,995

NEW



Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. Energy efficiency rating D-59

MOULTON MARSH £119,950

NEW




Nicely presented two bedroom end terraced house with accommodation comprising of Lounge/Diner, Kitchen, Lean to conservatory, Two double bedrooms, Bathroom. Enclosed rear gardens, Energy efficiency rating TBC.

SPALDING £117,500

UNDERTER FEATURES



Charming and attractive Georgian semi-detached house adjacent to the historic Ayscoughfee Hall and overlooking the River Welland conveniant for Spalding town centre. Reception hall, large sitting room, dining room and kitchen on the ground floor landing, 3 good sized bedrooms and bathroom to the first floor. Gas central heating. Enclosed walled garden to the rear with lawn and patio. Inspection recommended. Current Energy Rating E - 39.

SPALDING £159,995

NEW



Older style three bedroom detached cottage in rural location in need of some further modernisation and improvement. Generous sized rear gardens, ample parking and garage/store. Energy efficiency rating F-26

MOULTON MARSH £125,000



Five Bedroom detached house situated on a no through road within the popular village of Pinchbeck. Accommodation comprising Lounge, Dining Room, Kitchen, Utility, Cloaks, Five Bedrooms and Bathroom. Some updating works recently carried out to include refitted kitchen and bathroom. UPVC double glazing, gas central heating, single garage, off road parking, enclosed rear garden with open views. NO ONWARD CHAIN! Energy Efficiency Rating D

FLEET HARGATE £169,950



Established semi-detached house situated in the town centre. Accommodation comprising Lounge Diner, Kitchen Breakfast Room, Wet Room, Four Bedrooms and Bathroom. Benefiting from majority UPVC double glazing. Gas Central Heating. Enclosed Rear Garden. NO ONWARD CHAIN. Energy Efficiency Rating:TBC

HOLBEACH £89,950



Well preserved and spacious semi detached house in rural location with extensive views of open farmland. Accommodation comprising Lounge, Dining Room, Kitchen, Utility, Cloaks, Staircase, Three Bedrooms and Family Bathroom. Benefiting from UPVC windows and doors throughout, Parking, solid fuel central heating system, generous front and rear gardens, off road parking. NO ONWARD CHAIN! Energy Efficiency Rating: E

HOLBEACH ST MARKS £124,950



Rare opportunity to acquire this Grade II listed semi detached house built in 1834 as staff quarters for Serpentine House. Pleasantly situated in the centre of town and within walking distance of all amenities but with the added benefit of off road parking and a private enclosed rear garden. Accommodation comprising Lounge, Dining Room, Study, Kitchen and Bathroom to the ground floor and on the first floor Three Bedrooms. The property benefits from gas central heating. NO CHAIN. Energy Efficiency Rating: E

HOLBEACH £120,000



Immaculately presented semi detached bungalow conveniently situated for access to Holbeach town centre amenities. Accommodation comprising Entrance Hall, Kitchen, Lounge, Two Bedrooms, Bathroom and Conservatory. The property benefits from a gas fired central heating system, off road parking, carport and an enclosed rear garden. Energy Efficiency Rating: D

HOLBEACH £122,500



Deceptively spacious modern detached house pleasantly situated within the heart of the village. Accommodation comprising Entrance Hall, downstairs Shower Room, Living Area, Kitchen and L Shaped Lounge/Diner, Three Double Bedrooms and Family Bathroom. The property benefits from recently re-fitted UPVC double glazed windows and doors throughout, oil fired central heating system, off-road parking for numerous vehicles and enclosed rear garden. NO ONWARD CHAIN! Energy Efficiency Rating: E

HOLBEACH BANK £160,000

NEW



If you are looking for a rural hideaway then this is the property for you! This detached bungalow is situated on a no-through road with NO NEAR NEIGHBOURS and has extensive views of farmland to all aspects. Spacious accommodation comprising Lounge/Bedroom Three, Dining Room, Two Double Bedrooms, Kitchen, Bathroom & Conservatory. Requires modernisation. NO ONWARD CHAIN! Energy Efficiency Rating: F

HOLBEACH ST JOHNS GUIDE PRICE £160,000



Charming and spacious detached house conveniently situated for access to Holbeach town centre and bus routes. Large garden with views of open farmland to the rear. Immaculately presented accommodation comprising Entrance Hall, Three Reception Rooms, Kitchen, Utility, Downstairs Shower Room, Four Double Bedrooms and superbly fitted Five Piece Family Bathroom. Large detached garage with extensive workshop area, separate vegetable garden, off road parking for several vehicles! Energy Efficiency Rating: TBC

HOLBEACH £249,950

NEW



Established semi detached house within walking distance of town centre amenities. Accommodation comprising Lounge, Dining room, Kitchen, Three Bedrooms and Shower Room. Majority UPVC double glazing, gas central heating, enclosed rear garden. Requiring refurbishment. NO ONWARD CHAIN! Energy Efficiency Rating: C

HOLBEACH £99,950



Conveniently situated on the Town Centre and within easy walking distance of all amenities this established End Terraced property would be ideal for a First Time Buyer or Investment Buyer. Accommodation comprising Lounge, Kitchen Diner, Conservatory, Bathroom and Two Double Bedrooms. Benefiting from UPVC double glazing, gas central heating and enclosed south facing courtyard style garden. Energy Efficiency Rating:TBC

HOLBEACH £92,500



Modern detached bungalow within cul-de-sac location. Accommodation comprising Lounge Diner, Kitchen, Two Bedrooms, Bathroom, Enclosed rear garden, off-road parking, single garage benefiting from UPVC double glazed windows and doors. NO ONWARD CHAIN. Energy Efficiency Rating D

HOLBEACH £119,950



Immaculately presented detached bungalow pleasantly situated on the outskirts of the town with views of open farmland to the rear. Recently refurbished to include a newly fitted kitchen and bathroom, Gas combi boiler, decor and flooring throughout. Accommodation comprising Lounge, Conservatory, Kitchen Diner, Two Double Bedrooms and Bathroom. Generous sized rear garden. Off Road Parking and Single Garage. VIEWING HIGHLY RECOMMENDED! Energy Efficiency Rating: D

HOLBEACH £159,950



Don't miss this rare opportunity to acquire a unique and versatile property. In the Agents' opinion this registered smallholding could be used to generate an income whether from letting the separate apartments and annexe to tenants or as holiday lets. Situated within the heart of this popular Fenland village with easy commuter links to London via Peterborough this property would be ideal for those wishing to escape the hustle and bustle of city life. Offering spacious accommodation within the main house, ample off road parking, 2.9 acres of garden, paddock and wooded areas this property really must be seen to appreciate all it has to offer. Energy Efficiency Rating: D & F

GEDNEY HILL £475,000



Established detached bungalow conveniently situated for Holbeach town centre. Generous sized accommodation comprising Entrance Hall, Lounge, Kitchen Diner, Two Double Bedrooms and Refitted Bathroom. Benefiting from majority UPVC windows and doors, gas fired central heating system and approx. 100ft rear garden. NO ONWARD CHAIN! Energy Efficiency Rating: E

HOLBEACH £167,995



Don't miss this rare opportunity to acquire this individually designed spacious detached house which was built for the present owners family in 1966. Accommodation comprising Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Conservatory, Cloaks, Four Double Bedrooms with En Suite to the Master and good sized Family Bathroom. Integral double garage, ample off road parking, good sized plot with views of open farmland to the rear. NO ONWARD CHAIN, MUST BE SEEN! Energy Efficiency Rating: D

WHAPLODE £299,000

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OFT MAYFAIR RICS rightmove.co.uk

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Longstaff.com

NEW

Deceptively spacious detached bungalow residence with 4 double bedrooms (1 en-suite), reception hall, lounge, modern dining kitchen, separate dining room and luxury bathroom. Ample off-road parking. Fenced front garden, private established south facing rear garden. High quality throughout. Viewing highly recommended. Energy efficiency rating E-52

MOULTON SEAS END £195,000

NEW

Middle terraced older style cottage in non-estate location. Off-road parking to the rear with rear garden. Centrally heated and double glazed. Sitting Room, Fitted Dining Kitchen, Shower Room, Bedroom 1 with En-Suite Bathroom, Bedroom 2, Ideal first time buy/investment. Current Energy Rating E

GOSBERTON RISEGATE £84,950

Four bedroom detached bungalow in rural location conveniently for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural occupation clause. Energy efficiency rating D-59

MOULTON MARSH £119,950

CHAIN FREE

Characterful and extensive Georgian semi-detached house offering up to 4 bedrooms, 2 bathrooms, 2 reception rooms and a kitchen. Set in a generous plot with off-road parking for several cars and a detached garage/workshop. Gas central heating and double glazing throughout. Enclosed rear garden with a mature pond. Inspection recommended. Current Energy Rating E - 38

SPALDING £159,995

NEW

Attractive 3 bedroom cottage in semi-rural location with open views to the front and rear. Deceptively spacious accommodation including sitting room, dining room, conservatory, breakfast kitchen, boiler room, pantry, utility, 3 bedrooms and 2 shower rooms. UPVC windows, oil central heating. Gardens, off road parking, long narrow field on the opposite side of the road approx 1.5 acres (STS) currently cropped and let to a local farmer is also included. Energy efficiency rating E-45

SURFLEET £199,950

NEW PRICE

Older style three bedroom detached cottage in rural location in need of some further modernisation and improvement. Generous sized rear gardens, ample parking and garage/store. Energy efficiency rating F-76

MOULTON MARSH £119,995

NEW PRICE

Immaculate 5 BEDROOM detached family house in popular residential location + Enclosed established gardens + Ample parking and double garage + Convenient location for the town centre and all its amenities + Inspection highly recommended + Energy Efficiency Rating C*

SPALDING GUIDE PRICE £276,000

NEW PRICE

Spacious imposing detached Victorian house in convenient town location. Requires some modernisation but has potential for expansion, subject to planning. Gas centrally heated accommodation comprises 5 bedrooms and bathroom, 2 reception rooms, kitchen, inspection pantry, utility room and inspection rooms. Garden. Inspection highly recommended. Energy efficiency rating G-40

SPALDING £249,995

Superbly situated spacious modern bungalow with boat mooring on the River Glen. Generous sized established gardens, ample parking, integral double garage and detached triple garage/boat shed/workshop. Reception hall, breakfast kitchen, utility, cloakroom, lounge, dining room, garden room, master bedroom, en-suite shower room, 2 further double bedrooms and bathroom. Well presented throughout - inspection highly recommended. Energy efficiency rating D-60

SURFLEET SEAS END £395,000

NEW PRICE

Well appointed individual detached property built in 1988 by Longfield Builders to an individual design. Spacious accommodation including reception hall, cloakroom with separate WC, study, utility room, dining room, kitchen, small garden room and utility room to the ground floor; landing, master bedroom with en-suite shower room, 2 further double bedrooms and bathroom to the first floor. Mature established secluded gardens, ample parking and double garage. Convenient for Spalding town centre. Energy efficiency rating D-64

SPALDING £319,500

SUPERBLY PRESENTED

Imposing detached house built in 1993 with spacious accommodation including 4 reception rooms, master bedroom with en-suite shower room, 3 further bedrooms and family bathroom. Gas central heating and double glazing. Delightful gardens and grounds of approx. 0.5 acre (STS) including orchard, vegetable garden, ample parking and detached double garage. Internal inspection highly recommended. Energy efficiency rating D-58

GOSBERTON CLOUGH £330,000

NEW

Shared Equity with Longhurst & Havelock Homes Ltd reveal payable for the other 50% currently at £203.27 per calendar month (including building insurance) "As New" 3 bedroom semi-detached house with allocated parking and enclosed garden. Spacious accommodation to include reception hall, cloakroom, dining kitchen, living room, 3 bedrooms and bathroom. Inspection highly recommended. Energy efficiency rating TBC

SPALDING £69,500

Plot 6, 5 Clipsel Court, Spalding Lincolnshire PE11 3FF. Public Notice: We are seeking offers in excess of £97,500 Any property and have received an offer of £97,500 Any interested party wishing to make a higher offer should do so in writing to the seller. Upon acceptance of an offer you will be required to sign a contract. Energy Efficiency rating C. Further details from Longhurst & Havelock Group Ltd, 5 Albion Road Spalding Lincolnshire PE11 1BS (01775 766766)

PUBLIC NOTICE

Deceptively spacious, well maintained and fast terrace. Good sized accommodation including lounge, dining room, kitchen, 2 bedrooms and bathroom. Gas central heating and double glazing. Private rear garden. Viewing highly recommended. Energy efficiency rating D-62

HOLBEACH £399,995

Established semi detached house with accommodation comprising Lounge, Kitchen, Bathroom and Three Bedrooms to the first floor. The property benefits from UPVC double glazing, good sized rear garden, off-road parking & No Onward Chain! Energy Efficiency Rating D

GEDNEY FIXED PRICE £102,950

Recently restored period cottage in the centre of Holbeach town centre with character features throughout including exposed beams, Victorian fireplaces, stripped doors and flooring. Lounge, Kitchen/Dining Room, Bathroom with Roll Top Bath, Two Bedrooms with Fitted Wardrobes and Study/Third Bedroom. Gas Central Heating. Double Glazing. CALL NOW TO VIEW! Energy Efficiency Rating E

HOLBEACH £249,950

NO CHAIN!

Deceptively spacious modern detached house pleasantly situated within the heart of the village. Accommodation briefly comprises Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Area, Conservatory, Ground Floor Bedroom, Bathroom, First Floor Landing, Two Bedrooms and Shower Room. Gas central heating and double glazing. Off road parking for several vehicles. Private rear garden. NO ONWARD CHAIN! Energy Efficiency rating D

HOLBEACH ST MARKS £189,995

Immaculately presented & extended bungalow situated in NON ESTATE location on the edge of Whaplode. Comprising Entrance Porch, Lounge, Dining Room, Kitchen, Bedroom 1 with En-Suite Shower Room, Bedroom 2, Bedroom 3 and Bathroom. Gas central heating and double glazing. Off road parking for several vehicles & Garage. Private rear garden. Must be viewed to be appreciated! Energy Efficiency Rating D

WHAPLODE £225,000

NEW

If you are looking for a rural hideaway then this is the property for you! This detached bungalow is situated on a non-estate location NO NEIGHBOURS and has extensive views all round. Accommodation comprises Entrance Hall, Lounge/Bedroom 4, Dining Room, Modern Kitchen, Bedroom 1 with En-Suite Shower Room, Bedroom 2, Bedroom 3, Family Bathroom & Conservatory. Private rear garden. NO ONWARD CHAIN! Energy Efficiency Rating E

HOLBEACH ST JOHNS GUIDE PRICE £160,000

Established four bedroom detached house pleasantly situated on a popular corner position within easy reach of Long Sutton and its extensive amenities. The property offers a traditional layout comprising Lounge, Dining Room, Kitchen, Conservatory, Utility Room, Ground Floor Bedroom, Bathroom, First Floor Landing, Three Bedrooms and Shower Room. Gas central heating and double glazing. Off road parking for several vehicles. Detached single garage. Energy Efficiency Rating D

LONG SUTTON £179,950

Modernised semi detached house pleasantly situated in a rural village location with views of open farmland to the rear. Three Double Bedrooms, Lounge, Kitchen, Dining Area, Bathroom and Cloakroom. Gas Central Heating and UPVC windows and doors. Off Road Parking for 4/5 cars. Enclosed Rear Garden. Energy Efficiency C

HOLBEACH BANK £149,950

REQUIRES UPDATING

Detached bungalow of non-standard construction being of brick/UPVC cladding elevations under a pitched roof. Offering Lounge, Kitchen, Conservatory, Bedroom, Shower Room and Bathroom. Gas central heating and double glazing. Off road parking for several vehicles and a garage. Private rear garden. Requires updating throughout. Energy Efficiency Rating E

HOLBEACH £90,000

Well presented modern detached bungalow pleasantly situated in a cul-de-sac location. Accommodation comprises Entrance Hall, Lounge, Kitchen/Dining Room, Conservatory, Ground Floor Bedroom, Family Bathroom and Two First Floor Bedrooms. Gas central heating and double glazing. Off road parking for several vehicles and private enclosed rear garden. Energy Efficiency Rating E

HOLBEACH ST MARKS £155,000

NO CHAIN!

Rare opportunity to acquire this delightful semi detached cottage on the outskirts of town, with off road parking and gardens to the side and rear. Accommodation comprising Sun Room, Kitchen, Bathroom, Entrance Lobby, Lounge and Two Bedrooms. NO ONWARD CHAIN! Energy efficiency rating E

HOLBEACH £105,950

NEW PRICE

Five Bedroom detached house situated on a no through road within old popular village of Fleet Hargate. Offering Lounge, Dining Room, Kitchen, Utility Room, Ground Floor Bedroom, Bathroom, First Floor Landing and Three Bedrooms. Gas central heating and double glazing. Off road parking for several vehicles and garage. Private rear garden. NO ONWARD CHAIN! Energy Efficiency Rating D

FLEET HARGATE £164,950

Attractive semi detached house situated in popular location within walking distance of Holbeach St Johns Primary School. Offering Lounge, Kitchen, Conservatory, Two Bedrooms and Bathroom. Gas central heating and double glazing. Off road parking for several vehicles and private rear garden. This property has a good potential to extend (STS) subject to the necessary consents. Energy Efficiency Rating D

HOLBEACH £141,275

2 BED + FREES (STS)

Immaculately presented extended three bedroom detached bungalow situated on a generous plot within the village of Gedney Drove End. Offering Lounge, Kitchen, Conservatory, Bedroom 1 with En-Suite Shower Room, Bedroom 2, Bedroom 3, Family Bathroom and Cloakroom. Gas central heating and double glazing. Off road parking for several vehicles and private rear garden. Energy Efficiency Rating D

GEDNEY DROVE END £345,000

Detached family house situated within reach of Holbeach town centre. Accommodation comprises Entrance Hall, Lounge, Kitchen/Dining Room, Conservatory, Ground Floor Bedroom, Bathroom, First Floor Landing and Three Bedrooms. Gas central heating and double glazing. Off road parking for several vehicles and garage. Private rear garden. Energy Efficiency Rating D

HOLBEACH £154,995

Immaculately presented and spacious bungalow situated on the popular road of Long Sutton. Accommodation comprises Lounge, Dining Room, Breakfast Kitchen, Utility Room, Bedrooms One, Two and Three, Bathroom, Cloakroom and Conservatory. Detached garage. UPVC Double Glazing. Gas Central Heating. Detached rear garden. VIEWING ESSENTIAL TO APPRECIATE! Energy Efficiency Rating C

LONG SUTTON £255,000

SPALDING 01775 766766

HOLBEACH 01406 22760

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RICS rightmove.co.uk

Longstaff.com

SPALDING
01775
766766

HOLBEACH
01406
422760




Elegant 1930's semi detached house offering extremely well appointed accommodation including reception hall, sitting room, dining room, large conservatory and fitted kitchen to the ground floor; 3 bedrooms and modern bathroom to the first floor. Gated off-road parking, garage and superb private generous sized rear gardens. Viewing absolutely essential. Energy efficiency rating TBC

PINCHBECK £182,500



Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. Energy efficiency rating D-59

MOULTON MARSH £119,950

NEW




Ample parking, large garage/workshop, generous sized rear gardens, 3 bedroom semi-detached house with UPVC windows and gas central heating. Modern first floor bathroom, lounge, fitted breakfast kitchen and modern conservatory. Ideal family property. Energy efficiency rating D-64

WESTON £139,950

NEW




Detached 2/3 bedroom bungalow in non-estate village location with UPVC windows, extensive off-road parking and rear gardens with lawn and patios. Reception hall, lounge, breakfast kitchen, 2 bedrooms, third bedroom/dining room and bathroom. No onward chain. Energy efficiency rating TBC

WEST PINCHBECK £145,000

MUST VIEW TO APPRECIATE



Executive detached bungalow in favoured residential location convenient for Spalding Town Centre. Established large plus average south facing garden, Driveway and Double Garage. Part UPVC double glazing, Gas Central Heating. Spacious accommodation including Reception Hall, Lounge, Dining Room, Breakfast Kitchen, Utility Room, Conservatory, Master Bedroom with En-suite, 2 further Bedrooms and Bathroom. INSPECTION HIGHLY RECOMMENDED Energy efficiency rate D-64

SPALDING £219,950

NEW




Nicely presented 4 bedroom semi detached property with accommodation comprising of entrance hallway, cloakroom, kitchen, lounge diner, first floor landing with 3 bedrooms and family bathroom, second floor with master bedroom and en-suite. Enclosed rear gardens and double garage. MUST VIEW TO APPRECIATE THE PROPERTY! Energy efficiency rating C-77

SPALDING £169,995

NEW




This three bedroom detached bungalow is located in the village of Aslackby approximately 7 miles North of Bourne. The property provides spacious accommodation with a double garage and an enclosed South facing rear garden. Energy efficiency rating D-62

ASLACKBY GUIDE PRICE £175,000

URGENTLY REQUIRED

Two or three bedroom bungalow urgently sought, Close to the centre of Pinchbeck village. Genuine Cash Buyer Ready to move

NEW PRICE




Immaculately presented modern detached bungalow situated in a pleasant low density cul-de-sac. Established gardens, block paved driveway and double garage. Superbly presented with accommodation comprising of entrance hall, lounge, conservatory, dining room, kitchen breakfast room, utility room, 3 double bedrooms (en-suite to master) and family bathroom. UPVC double glazing, fascias and guttering. Viewing is highly recommended. Energy efficiency rating D-65

SPALDING £249,995

NEW PRICE




A superb period property offering well appointed accommodation throughout to include 4 double bedrooms, 3 reception rooms, breakfast kitchen, ground floor shower room, family bathroom and en-suite to master bedroom. The property sits in beautifully appointed gardens and is an convenient location for all local amenities. Internal inspection is essential to appreciate the standard and size of the accommodation offered.

PINCHBECK £199,950

NEW




Spacious detached bungalow conveniently situated for access to town centre amenities. Accommodation comprising Lounge, Kitchen Diner, Utility, Three Bedrooms and Bathroom. Generous sized plot with extensive driveway to the front and extremely private good sized gardens to the rear. UPVC Double Glazed, Gas Central Heating, NO ONWARD CHAIN! Energy Efficiency: D

HOLBEACH £169,950



Former Crown Estate house built in 1907 and situated in a rural location with panoramic views of open farmland to the front, side and rear. Accommodation comprising Entrance Hall, Kitchen Diner, Bathroom and Lounge on the ground floor and to the first floor Three Bedrooms. The property has UPVC double glazed windows and gas central heating and an oil fired ranger/ heating system but does require some further updating. Generous sized gardens and various sheds. NO ONWARD CHAIN! Energy Efficiency E

WINGLAND £130,000

NEW



PICTURESQUE AND CHARACTERFUL! Charming thatched cottage in rural village location with easy access to Peterborough and commuter links to London. Equestrian facilities including Stable Block (incorporating Four 12 x12 stables), Wash Area, Hay Stores, Tack Room, Floodlit Manege and Three Paddocks. Accommodation comprising Lounge, Kitchen Diner, Two Bedrooms and Bathroom. Ample parking, enclosed gardens, Gas Central Heating. NO ONWARD CHAIN! MUST BE SEEN! Energy Efficiency: TBC

HOLBEACH DROVE £235,000

NEW




LARGE PLOT! This Allison built house is situated at the end of a cul-de-sac and has an extentive corner plot providing two generous sized private garden areas together with front garden and off road parking. Accommodation comprising Lounge, Dining Room, Conservatory, Kitchen, Utility, Cloaks, Three Bedrooms and Bathroom. UPVC Double Glazing, Gas Central Heating, Off Road Parking, Single Garage. NO ONWARD CHAIN! Energy Efficiency: TBC

HOLBEACH £175,000

EQUESTRIAN FACILITIES



Immaculately presented & exceptionally spacious cottage, pleasantly situated in this rural location of Lutton Parish with views of open farmland to all aspects. Plot approx. 0.5 acres (2126 sqm) with adjacent 1.3 acres (5151 sqm) of pasture available to rent. Lounge, Large Kitchen Diner, Bathroom, Hallway, cloakrooms, Three Bedrooms & Bathroom. Outbuildings, large barn, 4 stables, tack room, store, shed, garage. Ample off-road parking, enclosed rear garden. MUST BE VIEWED TO APPRECIATE! Energy Efficiency Rating E

LUTTON MARSH £240,000

NEW




Hidden away within it's own grounds of approximately 1/3 of an acre and with no immediate neighbours is this well presented bungalow on the outskirts of Whaplode. Good sized accommodation comprising Lounge, Dining Room, Kitchen Diner, Utility, Cloaks, Three Double Bedrooms and Family Bathroom. Large lawned gardens with a host of mature trees and shrubs, large detached workshop, ample parking. Part non-standard construction. NO ONWARD CHAIN! Energy Efficiency Rating E

WHAPLODE £185,000

POTENTIAL ANNEXE



Imposing detached house situated centrally within a plot of approximately half an acre. Spacious accommodation to include Five Reception Rooms, Four Double Bedrooms, Three with En-Suite facilities, Family Bathroom, Large Kitchen Breakfast Room, Utility Room and Cloakroom. Larger than average double garage, ample off road parking. This property must be seen to appreciate the location and accommodation on offer! Energy Efficiency Rating D

WHAPLODE £434,995



Don't miss this rare opportunity to acquire this individually designed spacious detached house which was built for the present owners family in 1966. Accommodation comprising Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Kitchen, Conservatory, Cloaks, Four Double Bedrooms with En-Suite to the Master and good sized Family Bathroom. Integral double garage, ample off road parking, good sized plot with views of open farmland to the rear. NO ONWARD CHAIN. MUST BE SEEN! Energy Efficiency Rating D

WHAPLODE £289,000

LARGE ANNEXE



FOUR BEDROOM HOUSE • FULLY SELF-CONTAINED ANNEXE! This house has been extended and improved to incorporate in the main house four Double Bedrooms, Bathroom, Two Reception Rooms, Large Family Kitchen and Self Contained Annexe comprising Large Kitchen Diner/Lounge, Bedroom and En Suite Shower. Single Garage, good sized enclosed rear garden, timber summerhouse, Off Road Parking for numerous vehicles, Gas central heating, UPVC double glazing. MUST BE SEEN! Energy Efficiency Rating TBC

HOLBEACH £197,500

MUST BE SEEN




Superbly appointed modern detached house conveniently situated for access to town centre amenities and schools. Accommodation comprising Lounge, Dining Room, Kitchen, Conservatory, Three Bedrooms, En Suite and Family Bathroom. Benefiting from UPVC windows and doors throughout, gas central heating, enclosed rear garden, off road parking and single garage. This property must be seen to appreciate! Energy Efficiency Rating D

HOLBEACH £182,950



Immaculately presented detached bungalow pleasantly situated on the outskirts of the town with views of open farmland to the rear. Recently refurbished to include a newly fitted kitchen and bathroom. Gas combi boiler, double glazing throughout. Accommodation comprises Lounge, Conservatory, Kitchen Diner, Two Double Bedrooms and Bedroom Three. Generous sized rear garden, Off Road Parking and Single Garage. VIEWING HIGHLY RECOMMENDED! Energy Efficiency Rating D

HOLBEACH £159,950

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SPALDING
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HOLBEACH
01406
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NEW

Nicely appointed 3 bedroom detached house with accommodation comprising of entrance hall, lounge diner, kitchen, breakfast room, sun room, downstairs cloakroom to the ground floor; 3 bedrooms and family bathroom to the first floor. Gardens to the front, side and rear, single garage. No Chain. Viewing highly recommended. Energy efficiency rating TBC

SPALDING £174,995



SEMI RURAL LOCATION

Nicely presented 3/4 bedroom detached cottage situated in a semi-rural location with accommodation comprising of entrance hall, lounge, dining room, kitchen, downstairs cloakroom, conservatory to the ground floor; 2 double bedrooms, bedroom 3/study, shower room. Open views to the front and rear. Viewing Recommended. Energy efficiency rating TBC

SURFLEET £179,995




NEW

Immaculately presented detached bungalow in cul-de-sac setting within sought after Conservation village. UPVC windows, doors and fascias, gas central heating, block paved driveway, garage with remote control up and over door. Reception hall, lounge, kitchen, conservatory, breakfast room, 2 bedrooms and bathroom. Energy efficiency rating TBC

MOULTON £162,950




NEW

A desirable location and deceptively spacious accommodation accompany this individually designed detached bungalow on the outskirts of Surfleet and close to the River Glen. Extensive block paved driveway, established gardens, brick garage. Entrance porch, reception hall, utility room, breakfast kitchen, separate dining room, spacious lounge, sun lounge, master bedroom with en-suite shower room, 2nd double bedroom and modern bathroom. Highly recommended. Energy efficiency rating TBC

SURFLEET £189,995



Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. Energy efficiency rating D-59

MOULTON MARSH £119,950




NEW PRICE

Immaculately presented extended detached house in popular cul-de-sac location convenient for local schools and Spalding town centre. Spacious gas centrally heated accommodation including reception hall, cloakroom, lounge, dining room, family/garden room and fitted breakfast kitchen to the ground floor; large master bedroom, 2 further double bedrooms, 4th bedroom and large refitted family bathroom. Enclosed south facing rear gardens, tandem garage. No onward chain. Energy efficiency rating D-57

SPALDING £199,995




NEW PRICE

Detached family house set in approximately 1 acre together with APPROXIMATELY 4 ACRES OF ARABLE LAND to the rear. The accommodation comprises lounge, dining room, conservatory, kitchen/breakfast room, utility and cloakroom to the ground floor, 4 bedrooms, shower and bathroom to the first floor. Ample parking and garage. RURAL LOCATION. Viewing recommended. Energy efficiency rating E-41

,WHAPLODE DROVE £425,000



A superb period property offering well appointed accommodation throughout to include 4 double bedrooms, 3 reception rooms, breakfast kitchen, ground floor shower room, family bathroom and en-suite to master bedroom. The property sits in beautifully appointed gardens and is in convenient location for all local amenities. Internal inspection is assured to appreciate the standard and size of the accommodation offered.

PINCHBECK £399,950




Superbly presented executive detached 4 bedroom bungalow with accommodation comprising of reception hall, lounge, kitchen breakfast room, utility room, conservatory, 4 bedrooms (with master en-suite), family bathroom. Front and rear gardens, detached double garage with electric roller doors. UPVC double glazed windows, doors and fascias. Oil fired central heating. Viewing highly recommended. Energy efficiency rating C-70 STAMP DUTY PAID BY VENDOR

HOLBEACH CLOUGH £269,995




EXCITING DEVELOPMENT OPPORTUNITY! Grade two listed Former village pub with consent for residential conversion (mostly habitable at present). Planning consents for 2 individual building plots each for a detached residence on adjacent land. Popular central village location close to local amenities and convenient for Spalding and Peterborough.

MOULTON CHAPEL £259,995

Unique former Blacksmiths Cottage with significant brick outbuilding being the former 'Smithy' with conversion/commercial potential subject to the usual planning consents, 3 garages, corner site with long narrow adjacent garden. Ideal small business/rural retreat/potential for development.

HOLBEACH ST MARKS £155,000



GROUND FLOOR RETIREMENT APARTMENT built by McCarthy & Stone. Accommodation comprises entrance hall, lounge/diner, double bedroom and bathroom. Double glazed with night storage heating and 24 hour emergency careline system. CCTV door entry system. Convenient for Spalding town Centre. Occupation age 60 and over.

SPALDING £75,000




Don't miss this rare opportunity to acquire a unique and versatile property. In the Agents' opinion this registered smallholding could be used to generate an income whether from letting the separate apartments and annexe as holiday lets. Situated within the heart of this popular Fenland village with easy commuter links to London via Peterborough this property would be ideal for those wishing to escape the hustle and bustle of city life. Offering spacious accommodation within the main house, ample off road parking, 3.9 acres of garden, paddock and wooded areas this property really must be seen to appreciate all it has to offer. Energy Efficiency Rating D & F.

GEDNEY HILL £475,000




Detached bungalow conveniently situated for access to town centre amenities. Having been improved by the current owners in the last six months to include UPVC windows and doors throughout and a Gas combi boiler. Accommodation comprising Lounge, recently refitted Kitchen, Two Double Bedrooms and Bathroom. Enclosed rear garden, off road parking and single garage. No onward chain! Energy Efficiency: D

HOLBEACH £129,950

Established three bedroom detached house pleasantly situated in a popular residential location within easy access of Long Sutton town centre amenities. The property benefits from enjoying UPVC double glazing, gas fired central heating, generous island plot with a large detached workshop, good rear access with hard standing for several vehicles, driveway providing parking for up to four vehicles, and attached single garage. Energy Efficiency Rating D.

LONG SUTTON £174,950



NEW

Traditional stylish and deceptively spacious three bedroom detached family house situated in popular location for easy access to the town centre amenities. Extensive off road parking, established gardens and modern style garage. Gas central heating, UPVC windows. Accommodation comprising Reception 1 Hall, Sitting Room, Separate Dining Room, Utility Room, Separate WC, Breakfast Kitchen, Conservatory, Three Bedrooms and Bathroom. Must Be Viewed. Energy Efficiency Rating D

HOLBEACH £205,000




Spacious Eley built bungalow in need of some modernisation. Well presented accommodation comprising Lounge, Kitchen Diner, Utility, Two Double Bedrooms and Bathroom. Benefiting from UPVC double glazing, gas central heating, off road parking, single garage, good sized corner plot. NO ONWARD CHAIN! Energy Efficiency:TBC

WHAPLODE £129,950

Modern detached bungalow situated in popular location within easy reach of Holbeach Town Centre amenities. Accommodation comprising Lounge, Kitchen Diner, Two Bedrooms, Shower Room. The property benefits from UPVC double glazed windows and doors throughout, gas fired central heating system, enclosed rear garden with area of open farmland, off-road parking and single garage. Requires some minor decoration. NO ONWARD CHAIN! Energy Efficiency:D

HOLBEACH £139,950




NEW PRICE

FOUR BEDROOM HOUSE + FULLY SELF-CONTAINED ANNEXE! This house has been extended and improved to incorporate in the main house Four Double Bedrooms, Bathroom, Two Reception Rooms, Large Family Kitchen and Self Contained Annexe comprising Large Kitchen Diner, Lounge, Bedroom and En Suite Shower. Single Garage, good sized enclosed rear garden, timber conservatory, Off Road Parking for numerous vehicles, Gas central heating, UPVC double glazing. MUST BE SEEN! Energy Efficiency Rating TBC

HOLBEACH £193,000



Superbly appointed and spacious detached family home pleasantly situated in the popular village of Whaplode with views of open farmland to the front and rear. Accommodation comprising Reception Hall, L-shaped Lounge Diner, large open plan Kitchen/Family Room, Utility, Bedroom with En Suite Shower Room and to the first floor Three Further Bedrooms, Two with En Suite, separate Family Bathroom and large Games Room. The property benefits from a state of the art Air Source Heating system, with underfloor heating on the ground floor and individual thermostats in every room, solar panels which currently power the cost of the electricity for the year, hard wood double glazed windows and doors, good sized enclosed rear garden, large driveway providing parking for numerous vehicles, with office above and rear yard which would be ideal for a tradesperson working from home. Viewing highly recommended. Energy Efficiency: C

WHAPLODE £375,000




Peacefully located on the outskirts of Holbeach is this chapel conversion with 2.33 acres (stt). EQUESTRIAN facilities to include 7 Stables, Manege and fenced Paddocks adjacent to excellent bridleways. Deceptively spacious accommodation comprising Lounge, Dining Room, Garden Room, Kitchen Diner, Three Bedrooms and Bathroom. Ample off road parking, single garage, UPVC double glazing, Oil central heating. NO ONWARD CHAIN! Energy Efficiency: E

FLEET FEN £275,000




Immaculate spacious detached house conveniently situated for access to bus route, schools and shops. Accommodation comprising Entrance Hall, Lounge Diner, Kitchen Diner, Conservatory, Utility/Shower Room & Cloaks, Four Bedrooms, three of which are doubles, Bathroom & Separate Cloakroom. Block paved driveway, ample parking, Garage, Private enclosed rear garden, various store sheds/workshops. UPVC double glazing, Gas central heating. MUST BE SEEN! Energy Efficiency: D

HOLBEACH £209,950




LOOK INSIDE! This house really must be seen to appreciate all it has to offer. Spacious accommodation, potential for self-contained annexe, this house has up to Five Bedrooms, Two Reception Rooms, Two Bathrooms and Separate Cloakroom, Large Kitchen Breakfast Room and Conservatory. Beautiful gardens of 0.84 acres (stt). Space for all the family, dogs and maybe even a pony! Various outbuildings, parking for numerous vehicles, open views front and rear! VIEW NOW! Energy Efficiency: D

GEDNEY DYKE £265,000



NEW

Modern semi-detached house in cul-de-sac location with views of open farmland to the rear. Accommodation comprising Lounge, kitchen Diner, Three Bedrooms and Bathroom. The property benefits from UPVC double glazed windows and doors throughout, a gas fired central heating system, enclosed rear garden, single garage and off-road parking. NO ONWARD CHAIN! Energy Efficiency Rating D

GEDNEY £124,950

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Attractive 1930's bay fronted detached house in popular convenient town location. Off and on street parking, small garage/store, established south westerly facing rear gardens. Reception Hall, dining room, sitting room, pantry, utility area and modern fitted breakfast kitchen to the ground floor; 3 bedrooms and bathroom to the first floor. No onward chain. Energy efficiency rating D-59

SPALDING £150,000



GROUND FLOOR RETIREMENT APARTMENT built by McCarthy & Stone. Accommodation comprises entrance hall, lounge/diner, double bedroom and bathroom. Double glazed with night storage heaters and has 24 hour emergency careline system. CCTV door entry system. Conveniences for Spalding town Centre. Occupation age 60 and over.

SPALDING £69,995



Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. Energy efficiency rating D-59

MOULTON MARSH £119,950



A superb period property offering well appointed accommodation throughout to include 4 double bedrooms, 3 reception rooms, breakfast kitchen, ground floor shower room, family bathroom and en-suite to master bedroom. The property sits in beautifully appointed gardens and is an convenient location for all local amenities. Internal inspection is essential to appreciate the standard and size of the accommodation offered.

PINCHBECK £399,950





Immaculately presented modern semi-detached house with modern UPVC windows and doors, electric heating and multi fuel log burner. Ample parking including gated space for van/caravan, established rear garden. Lounge diner, fitted kitchen, 2 double bedrooms and bathroom. Ideal first time buyer/investment. Inspection highly recommended. Energy efficiency rating D-58

PINCHBECK £124,000



Three bedroom semi-detached house with accommodation comprising of entrance lobby, dining room, lounge, recently refitted kitchen, downstairs bathroom to the ground floor; 3 bedrooms and recently refitted bathroom to the first floor. Enclosed rear gardens and off-road parking. Viewing recommended. Energy efficiency rating TBC

SPALDING £124,995



EXCITING DEVELOPMENT OPPORTUNITY! Grade two listed former village pub with consent for residential conversion (partially habitable at present). Planning consent for 2 individual building plots each for a detached residence on adjacent land. Popular central village location close to local amenities and convenient for Spalding and Peterborough.

MOULTON CHAPEL £259,995



Immaculately presented & exceptionally spacious cottage, pleasantly situated in the rural location of Lutton Marsh with views of open farmland to all aspects. Plus approx. 0.5 acres (STS) with adjacent 1.1 acres (STS) paddock available to rent. Lounge, Large Kitchen Diner, Bedroom 4/Snug, cloakroom, Three Bedrooms & Bathroom. Outbuildings, large barn, 4 stables, tack room, covered area. Ample off road parking, enclosed rear garden. MUST BE VIEWED TO APPRECIATE! Energy Efficiency Rating: E

LUTTON MARSH £235,000





Superbly presented 4 bedroom detached house with extensive accommodation comprising of entrance hallway, lounge, dining room, study, utility room, cloakroom, kitchen breakfast room, master bedroom with en-suite, 3 further bedrooms and family bathroom. Double attached garage with beautifully presented gardens to the front and rear. Oil central heating. Viewing highly recommended. Energy efficiency rating D61

SURFLEET SEAS END £375,000





Nicely presented three bedroom detached cottage situated in a semi-rural location on a generous plot with gardens to the front, side and rear and enjoying open views to the rear. Accommodation comprises entrance hallway, lounge, dining room, sun room, kitchen breakfast room, bathroom and cloakroom. Full UPVC double glazing. Detached double garage and good sized driveway providing multiple off-road parking.

WESTON HILLS £185,000



PICTURESQUE AND CHARACTERFUL! Charming detached cottage in rural village location with easy access to Peterborough and commuter links to London. Equestrian facilities including Stable Block (incorporating Four 13.4'X2.1m(44x7) Wash Box, Hay Store), Tack Room, Floodlit Manege and Three Paddocks. Accommodation comprising Lounge, Kitchen Diner, Two Bedrooms and Bathroom. Ample parking, enclosed gardens. Gas Central Heating. NO ONWARD CHAIN! MUST BE SEEN! Energy Efficiency: E

HOLBEACH DROVE £225,000





Well presented detached two bedroom bungalow in popular location with driveway, garage and established south facing rear gardens. UPVC windows, gas central heating. Reception hall, lounge, kitchen, 2 bedrooms and bathroom. Immediate vacant possession.

SPALDING £139,950





Well presented detached two bedroom bungalow in popular location with driveway, garage and established south facing rear gardens. UPVC windows, gas central heating. Reception hall, lounge, kitchen, 2 bedrooms and bathroom. Immediate vacant possession. Energy efficiency rating TBC

SPALDING £114,950



Immaculate spacious detached house conveniently situated for access to bus route, schools and shops. Accommodation comprising Entrance Hall, Lounge Diner, Kitchen Diner, Conservatory, Utility/Bedroom 5 Room & Cloaks, Four Bedrooms, three of which are doubles, Bathroom & Separate Cloakroom. Block paved driveway, ample parking, Garage, Private enclosed rear garden, various stores/workshops. UPVC double glazing. Gas central heating MUST BE SEEN! Energy Efficiency: D

HOLBEACH £209,950




Well presented detached bungalow conveniently situated for access to Holbeach town centre amenities comprising Lounge, Kitchen Diner, Utility Room, Large Conservatory, Two Bedrooms and Shower Room. The property benefits from UPVC double glazed windows and doors, a gas fired central heating system, enclosed rear garden, off-road parking and integral single garage. NO ONWARD CHAIN! Energy Efficiency Rating D.

HOLBEACH £159,950

Well presented modern detached bungalow pleasantly situated with views of open farmland. Accommodation comprising Kitchen Breakfast Room, Lounge Diner, Three Bedrooms and Family Bathroom. The property benefits from UPVC double glazed windows and doors throughout, off-road parking for several vehicles, attached single garage, detached workshop and private enclosed rear gardens. Energy Efficiency Rating E.

HOLBEACH ST MARKS £149,950



Well presented and deceptively spacious modern semi in popular residential location. Accommodation comprising Entrance Hall, Kitchen, Lounge, Conservatory, Two Bedrooms and Bathroom. Benefiting from majority UPVC double glazing, gas central heating, private enclosed rear garden, off road parking and single garage. Viewing recommended. Energy Efficiency: C

SUTTON BRIDGE £119,950



Traditional semi-detached cottage built in 1916 in a semi rural location. Spacious well appointed accommodation including Entrance Hall, Two Reception Rooms, Kitchen, Rear Porch, Two double Bedrooms & Large Bathroom. Ample off-road parking, detached garage, established rear gardens, open views to the front and rear. Energy Efficiency:TBC

FLEET £134,500



Immaculately presented detached house pleasantly situated on a private road within the village. Accommodation comprising Lounge, large Family Living/ Kitchen, Office, Utility Area, Shower Room, Four Double Bedrooms and Bathroom. Potential for self contained Annexe Accommodation. Large Garage. Ample Off Road Parking. Good Sized Garden and Large Arable Field with potential for Equestrian Use. Overall plot 2.33 Acres (ms). NO ONWARD CHAIN. MUST BE SEEN! Energy Efficiency: D

GEDNEY DROVE END £320,000



Individual detached property in convenient non-estate location. Block paved driveway, garage and generous sized rear gardens. Entrance Hall, Lounge, Kitchen Diner and Conservatory to the ground floor. Two Bedrooms and Bathroom to the first floor. NO ONWARD CHAIN. Energy Efficiency Rating D.

HOLBEACH £124,950



Spacious family house in popular location within easy reach of schools and town centre amenities. Accommodation comprising Lounge, Conservatory, Dining Room, Breakfast Kitchen, Utility, Cloaks, Four Bedrooms, En Suite Shower Room and Family Bathroom. Benefiting from UPVC double glazing throughout, Gas Central Heating, Enclosed rear garden, Off Road Parking, Single Garage. NO ONWARD CHAIN! Energy Efficiency Rating C

HOLBEACH £225,000



Deceptively spacious, versatile Dormer style bungalow with up to four bedrooms (including two ensuite bedrooms with fold down staircase). Established gardens to the front and rear with open views to the rear, ample parking and double garage. Popular non estate village location. Ground floor accommodation including Reception Hall, Lounge, Dining Room, Breakfast Kitchen, Utility, Cloakroom and Two Double Bedrooms. Energy Efficiency: F

WHAPLODE DROVE £195,000



Modern detached bungalow in popular location with established front and rear gardens, extensive driveway and garage. Accommodation comprising Reception Hall, Lounge, Dining Kitchen, Utility Room, Cloakroom, Master Bedroom with En-suite shower, Two further Bedrooms and Bathroom. Convenient for all local amenities. Requires decorating. NO ONWARD CHAIN. Energy Efficiency: D

HOLBEACH £179,950



Attractive detached bungalow in select cul-de-sac, convenient for village amenities. Private established garden, ample parking and tandem garage. Reception Hall, Lounge, Dining Room, Garden Room, Fitted Breakfast Kitchen, Utility room, Cloakroom, Master Bedroom with En-suite Shower Room, Two Further Bedrooms & Bathroom. NO ONWARD CHAIN. Energy Efficiency: TBC

WHAPLODE £229,950



Well presented modern semi-detached bungalow conveniently situated for access to town centre amenities. Accommodation comprising Entrance Porch, Entrance Hall, Lounge, Breakfast Kitchen, Two Bedrooms and Shower Room. Benefiting from UPVC double glazing, gas central heating, enclosed gardens and off road parking. MUST BE SEEN! Energy Efficiency Rating D.

HOLBEACH £119,950



Immaculately presented spacious detached bungalow in popular location. Accommodation comprising Lounge, refitted Kitchen Diner, Conservatory, Three Bedrooms, En Suite and refitted Bathroom. Good sized enclosed landscaped gardens, off road parking, single garage. Gas central heating, UPVC double glazing. MUST BE SEEN! Energy Efficiency Rating: TBC

HOLBEACH £209,950



Detached character cottage in rural location with open views and good sized enclosed gardens. Spacious accommodation comprising large sitting room, lounge, kitchen breakfast room, large conservatory, shower room/utility, cellar, useful workshop, four bedrooms, large landing area and family bathroom. Detached double garage, small outbuilding, good sized gardens and ample off road parking. NO ONWARD CHAIN. MUST BE SEEN!

SARACENS HEAD £325,000



Well presented modern semi detached house in popular location. Accommodation comprising Lounge, Kitchen Diner, Three Bedrooms and Bathroom. Benefiting from UPVC windows and doors, Gas central heating, Single Garage, Off Road Parking, Enclosed Rear Garden. NO ONWARD CHAIN! Energy Efficiency: D

HOLBEACH £135,000



Two bedroom detached bungalow conveniently situated within the centre of the village of Terrington St Clement with access to amenities and bus routes. Accommodation comprising Entrance Hall, Lounge Diner, Conservatory, Kitchen, Two Bedrooms and Shower Room. The property benefits from UPVC double glazed windows, oil fired central heating system, medium garage, off-road parking and enclosed gardens. Energy Efficiency Rating D

TERRINGTON ST CLEMENT £155,000

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SPALDING 01775 766766

HOLBEACH 01406 422760

NEW PRICE



* Detached bungalow in popular convenient location * ample parking * established gardens * UPVC windows * gas central heating * lounge / diner * kitchen, utility / store * Energy rating D65 *

SPALDING £159,995

NEW PRICE



* 2 bed end terrace property * bathroom * living room * kitchen * enclosed courtyard style garden * small off road parking space * gas central heating * requires further modernisation * Ideal investment/rental property* Energy rating E50 *

MOULTON £59,950

NEW PRICE



Nicely presented three bedroom end terraced property with accommodation comprising of entrance hall, cloakroom, lounge diner, kitchen, 3 bedrooms and family bathroom, enclosed rear garden and garage. Viewing essential to appreciate. Energy efficiency rating D-56

PINCHBECK £129,995

NO CHAIN



2 bedroom detached bungalow with accommodation comprising of entrance hall, lounge diner, kitchen, 2 bedrooms and bathroom. Detached garage with multiple off-road parking. UPVC double glazed windows and doors. NO CHAIN. Energy efficiency rating TBC

SWINSHEAD £129,995



Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. Energy efficiency rating D-59

MOULTON MARSH £119,950

SUPERBLY PRESENTED





Immaculately presented 2 bedroom detached Parker bungalow in popular cul-de-sac location. UPVC windows, doors and fascias (2010), gas central heating (new boiler 2011), hard landscaped frontage with sealed blocked paved driveway, tandem garage and established enclosed rear garden. Entrance porch, reception hall, lounge, dining kitchen, side porch, 2 double bedrooms and bathroom. Inspection highly recommended. Energy efficiency rating D-68

SPALDING £157,500

NEW





Detached three bedroom house in need of modernisation and improvement. Some structural/remedial work maybe required - CASH BUYERS ONLY. Driveway, garage, generous sized established rear garden. Cavity wall insulation. Reception hall, through lounge diner, kitchen, breakfast room and cloakroom to the ground floor; 3 bedrooms and bathroom to the first floor. Energy efficiency rating TBC

SPALDING £125,000

LAND





Detached family house set in approximately 1 acre together with APPROXIMATELY 4 ACRES OF ARABLE LAND to the rear. The accommodation comprises lounge, dining room, conservatory, kitchen/breakfast room, utility and cloakroom to the ground floor; 4 bedrooms, shower and bathroom to the first floor. Ample parking and garage. RURAL LOCATION. Viewing recommended. Energy efficiency rating E-41

WHAPLODE DROVE £415,000

NO CHAIN



Modern semi-detached house in cul-de-sac location with views of open farmland to the rear. Accommodation comprising Lounge, kitchen Diner, Three Bedrooms and Bathroom. The property benefits from UPVC double glazed windows and doors throughout, a gas fired central heating system, enclosed rear garden, single garage and off-road parking. NO ONWARD CHAIN! Energy Efficiency Rating D

GEDNEY £120,000

NEW





Individual brick and tiled former stables converted to a spacious one bedroom bungalow with living room, dining kitchen, double bedroom and shower room. Generous sized gardens, ample parking, store shed, mains gas central heating system. Complete with South Holland District Council Certificate of Lawful Use as a domestic dwelling. Ideal first time/retirement/second home. No onward chain. Current Energy Rating D - 64.

MOULTON £119,950

NEW





Impressive spacious three bedroom semi-detached property with multiple off-road parking. Accommodation comprising of entrance hallway, lounge, kitchen, dining room, utility/reception room and shower room to the ground floor; 3 double bedrooms and family bathroom to the first floor. Enclosed rear gardens. Viewing highly recommended.

SPALDING £182,500

RURAL



Rare opportunity to acquire this spacious detached family house situated in a rural location with no immediate neighbours, surrounded by open farmland with easy access to the A17, King's Lynn & the North Norfolk Coast. Accommodation comprising Entrance Hall, Lounge, Dining Room, Kitchen Breakfast Room, Utility, Bathroom, & Three good sized Bedrooms. Benefiting from majority UPVC double glazing, oil central heating, good sized enclosed rear garden. NO ONWARD CHAIN! Energy Efficiency Rating D

TERRINGTON ST CLEMENT £150,000

NEW





Quaint detached three bedroom cottage in pleasant rural location with established gardens and off-road parking for several vehicles. UPVC windows, solid fuel central heating. Large lounge diner, kitchen, laundry room/utility room, garden room and shower room to the ground floor; 3 bedrooms to the first floor. Attached workshop/potential garage. Open views to the front and rear. Inspection highly recommended.

MOULTON CHAPEL £149,500

NEW





Spacious detached bungalow situated on the outskirts of Holbeach with views of open farmland. Accommodation comprising entrance Hall, Lounge, Kitchen Diner, Utility Room, Cloakroom, Three Double Bedrooms, Family Bathroom & Conservatory The property benefits from UPVC windows and doors throughout, an oil fired central heating system, off-road parking for numerous vehicles, single garage and enclosed rear garden. Energy Efficiency Rating D

HOLBEACH £164,950

INVESTMENT & DEVELOPMENT



DEVELOPMENT OPPORTUNITY! Total site area Approx. 3700 Sq.mtrs (0.91 acres) adjoining Former Crown House property WITH OUTLINE PLANNING PERMISSION FOR THE ERECTION OF FOUR SEMI-DETACHED DWELLINGS. Existing Three Bedroom Semi-Detached House in need of renovation with accommodation comprising Sitting Room, Dining Room, Kitchen, Utility, Bathroom and Three Bedrooms. Village location with good road links to Peterborough. Energy Efficiency Rating F

MOULTON CHAPEL GUIDE £200,000

LARGE GARDEN



Established semi-detached house conveniently situated for access to schools and shops. Accommodation comprising Lounge, Dining Room, Conservatory, Kitchen, Utility, Bathroom and Three Bedrooms. Large enclosed rear garden, ample off road parking, UPVC Double Glazing, Gas Central Heating. NO ONWARD CHAIN! Energy Efficiency: C

HOLBEACH £119,950

NO CHAIN



Extended semi detached house conveniently situated within walking distance of town centre amenities. Having been recently re-decorated and carpeted throughout this property is immaculate and would suit a first time buyer or investor. Accommodation comprising Lounge, Dining Room, Breakfast Room and Kitchen on the ground floor and on the first floor Two Double Bedrooms and Large Bathroom. Benefiting from UPVC double glazed windows and doors, good sized enclosed rear garden and NO ONWARD CHAIN! Energy Efficiency: E

HOLBEACH £109,950

NEW





Immaculately presented and spacious detached bungalow conveniently situated for access to Holbeach town centre amenities. Accommodation comprising Entrance Hall, Lounge, Kitchen Diner, Utility Room, Cloakroom, Three Bedrooms with En-suite to the master & Family Bathroom. The property benefits from UPVC windows throughout, a gas fired central heating system, off-road parking, single garage and good sized enclosed rear garden. Energy Efficiency Rating TBC

HOLBEACH £195,000

INVESTMENT & DEVELOPMENT



DEVELOPMENT OPPORTUNITY! Total site area Approx.1470 Sq.mtrs (0.11 acres) adjoining Former Crown House property WITH OUTLINE PLANNING PERMISSION FOR THE ERECTION OF TWO LINK-DETACHED DWELLINGS. Existing Three Bedroom Semi-Detached House in need of renovation with accommodation comprising Sitting Room, Dining Room, Kitchen, Walk-in Pantry/Boiler Room, Bathroom and Three Bedrooms. Village location with good road links to Peterborough. Energy Efficiency Rating E

MOULTON CHAPEL GUIDE £180,000

NEW







Immaculately Presented Modern Executive Style Bungalow on a Generous Sized Plot in Popular Location. Accommodation comprising Entrance Hall, Lounge, Kitchen Diner, Utility, Conservatory, Master Bedroom with Dressing Room & En-Suite, Two Further Double Bedrooms & Family Bathroom. Benefiting from a Detached Double Garage, Ample Off-Road Parking, Beautifully presented Private Gardens to the Front, Side & Rear, Views of Farmland, Gas Central Heating. Energy Efficiency Rating C.

HOLBEACH OFFERS IN EXCESS OF £240,000

NEW





Detached house situated in a rural location with no near neighbours and surrounded by farmland. Accommodation comprising Side Entrance Hall, Lounge, Dining Room, Kitchen, Breakfast Room, Conservatory, Utility, Cloakroom, Three Bedrooms and Bathroom. The property benefits from an oil fired central heating system, attached singe garage, driveway and garden to front and low maintenance gravelled garden to the rear. NO ONWARD CHAIN!

LUTTON MARSH £165,000

NO CHAIN



Ground floor apartment, conveniently located for access to the town centre and bus routes. Accommodation comprising Lounge, Bedroom, Kitchen Diner and Bathroom. UPVC double glazing, gas central heating, off road parking, enclosed courtyard garden, two good sized storeyhead. Must be seen. NO ONWARD CHAIN! Energy Efficiency E

HOLBEACH £74,500

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NEW

Traditional older style country house in rural location with uninterrupted open views to the rear. Solid fuel central heating (high capacity log burner), majority double glazed. Gardens and gated off-road parking. Entrance lobby, sitting room, dining room, breakfast kitchen, 3 bedrooms and bathroom. Attached self-contained granny/teenage annexe (external entrance door and internal access) with bed sitting room, kitchenette and shower room. No chain.

KIRTON £179,950


Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.33 acres (Subject to Survey). Subject to an agricultural habitation clause. Energy efficiency rating D-59.

MOULTON MARSH £119,950


IDEAL FTB

Three bedroom semi-detached house with accommodation comprising of entrance lobby, dining room, lounge, recently refitted kitchen, downstairs bathroom to the ground floor; 3 bedrooms and recently refitted bathroom to the first floor. Enclosed rear gardens and off-road parking. Viewing recommended. Energy efficiency rating TBC.

SPALDING £124,995


IDEAL FTB

Nicely presented three bedroom end terraced property with accommodation comprising of entrance hall, cloakroom, lounge diner, kitchen, 3 bedrooms and family bathroom, enclosed rear garden and garage. Viewing essential to appreciate. Energy efficiency rating D-56.

PINCHBECK £129,995


NEW NO CHAIN

Semi-detached cottage in rural location with driveway, front and rear gardens and open views. Recently rewired and part UPVC double glazed but would benefit from further modernisation and improvement. Sitting room, dining kitchen, galley/utility, 3 bedrooms and first floor bathroom, 2 small brick stores. No onward chain.

MOULTON MARSH £99,950


NO CHAIN

Superbly assessed spacious modern bungalow with boat mooring on the River Glen. Generous sized established gardens, ample parking, integral double garage and detached single games/store. Presentable Reception hall, breakfast kitchen, utility, cloakroom, lounge, dining room, garden room, master bedroom, en-suite shower room, 3 further double bedrooms and bathroom. Well presented throughout - inspection highly recommended. Energy efficiency rating D-60.

SURFLEET SEAS END £395,000


Well presented three bedroom Detached Bungalow, Convenient Semi-Rural Location Approximately five miles from Holbeach, Range of outbuilding, Gardens, Energy efficiency rating TBC. SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE.

GEDNEY DYKE £185,000


Spacious imposing detached Victorian house in convenient town location. Private driveway currently for 2 cars but with potential for expansion, established private rear gardens. Gas centrally heated accommodation including 5 bedrooms and bathroom, 3 reception rooms, kitchen, walk-in pantry, utility room and separate WC. Inspection highly recommended. Energy efficiency rating E-49.

SPALDING £249,999


NEW

Nicely presented two bedroom semi-detached house with entrance lobby, lounge with wood burning stove, recently refitted kitchen diner, 2 double bedrooms and recently refitted bathroom. Front gardens, off-road parking to the rear, garage and shed. Off-set garden to the rear. Planning permission for double storey extension to the side of the property (now lapsed but plans available so could be reapplied for).

MOULTON £132,995


IDEAL FTB

Three bedroom detached property with accommodation comprising of entrance hall, lounge, kitchen diner, cloakroom, 3 bedrooms and family bathroom. Enclosed rear garden, detached brick built garage with off-road parking. Viewing recommended. Energy efficiency rating TBC.

QUADRING £122,995


Boasting 2 reception rooms and 2 double bedrooms, this deceptively spacious detached bungalow has generous sized gardens, garage, summerhouse, shed and greenhouse. Semi-rural non estate location, oil central heating and UPVC windows. Convenient for Spalding, Market Deeping and Peterborough. Inspection highly recommended. Energy efficiency rating E-53.

DEEPING ST NICHOLAS £179,950


NO CHAIN

Nicely presented 4 bedroom semi detached property with accommodation comprising of entrance hallway, cloakroom, kitchen, lounge diner, first floor landing with 3 bedrooms and family bathroom, second floor with master bedroom and en-suite. Enclosed rear gardens and double garage. MUST VIEW TO APPRECIATE THE PROPERTY! Energy efficiency rating C-77.

SPALDING £169,995


NO CHAIN

Well presented detached two bedroom bungalow in popular location with driveway, garage and established south facing rear gardens. UPVC windows, gas central heating. Reception hall, lounge, kitchen, 2 bedrooms and bathroom. Immediate vacant possession.

SPALDNG £139,950


IDEAL BTL

Two Bedroom Terraced House with accommodation comprising of Entrance Hall, Lounge/Diner, Kitchen, Cloakroom, Two Bedrooms, Family bathroom, Enclosed rear garden, Allocated parking. Ideal btl or investment. Energy efficiency rating TBC.

SPALDNG £121,950


CLOSE TO TOWN

Award Winning individually designed property in sought after location. Canter plus mode attractive gardens comprising large pond, lawned gardens, generous paved patio & large driveway. Accommodation comprising Lounge, Study, Room, Study, Kitchen Diner, Utility, Cloakroom, Four Double Bedrooms, Dressing Room & En Suite, Large Family Bathroom. Gas heating with underfloor heating downstairs. Quality Fixtures Throughout. MUST BE SEEN! Energy Efficiency Rating C.

LONG SUTTON £315,000


OPEN VIEWS

Peace and tranquility are what's on offer with this property, which is on set a quiet lane and surrounded by open farmland with panoramic views. Versatile and spacious mid linked self contained annexe, also property would suit investor needing adjoining accommodation for a relative. Accommodation totalling Three Reception Rooms, Two Kitchens, Four Bedrooms and Two Bathrooms. Outside Garages, Private Gardens to all aspects. UPVC double glazing, Oil Fired Central Heating. MUST BE SEEN! Energy Efficiency-TBC

SARAGENS HEAD £260,000


A LARGE FAMILY HOME

PICTURESQUE AND CHARACTERFUL! Charming detached cottage set in 1.8 acres (0.73) rural village location with easy access to Peterborough and commuter links to London. Expansive facilities including Stable Block (comprising Four 12 x12 stalls), Mock Area, Hay Stores, Tack Room, Floodlit Manege and Three Paddocks. Accommodation comprising Lounge, Kitchen Diner-Two Bedrooms and Bathroom. Ample parking, enclosed gardens. Gas Central Heating. NO ONWARD CHAIN! MUST BE SEEN! Energy Efficiency E

HOLBEACH DROVE £225,000


Spacious family house in popular location within easy reach of schools and town centre amenities. Accommodation comprising Lounge, Conservatory, Dining Room, Breakfast Kitchen, Utility, Cloaks, Four Bedrooms, En-Suite Shower Room and Family Bathroom. Benefiting from UPVC double glazing throughout, Gas Central Heating, Enclosed rear garden, Off Road Parking, Single Garage. NO ONWARD CHAIN! Energy Efficiency Rating C.

HOLBEACH £225,000


SEPARATE ANNEXE

Spacious detached bungalow with separate self contained annexe. Village location, open views, good sized garden. Accommodation comprising Lounge, Dining Room, Kitchen, Utility, Three Double Bedrooms with En Suite to master and Family Bathroom. Annexe comprising Kitchen Lounge Diner, Bedroom and Shower Room. Oil fired central heating, off road parking for several vehicles. MUST BE SEEN! Energy Efficiency E

FLEET £239,950


Immaculately presented spacious detached bungalow in popular location. Accommodation comprising Lounge, refitted Kitchen Diner, Conservatory, Three Bedrooms, En Suite and refitted Bathroom. Good sized enclosed landscaped gardens, off road parking, single garage. Gas central heating, UPVC double glazing. MUST BE SEEN! Energy Efficiency Rating D

HOLBEACH £209,950


Modern detached bungalow conveniently situated for access to Holbeach town centre amenities. Accommodation comprising Lounge, Kitchen Diner, Utility Room, Large Conservatory, Two Bedrooms and Shower Room. The property benefits from UPVC double glazed windows and doors, a gas fired central heating system, enclosed rear garden, off-road parking and integral single garage. NO ONWARD CHAIN! Energy Efficiency Rating D

HOLBEACH £159,950


Immaculate spacious detached house conveniently situated for access to but never intrusive and sheltered. Accommodation comprising Entrance Hall, Lounge Diner, Kitchen Diner, Conservatory, Utility/Shower Room & Cloaks, Four Bedrooms, three of which are doubles, Bathroom & Separate Cloakroom. Block paved driveway, ample parking, Garage, Private enclosed rear gardens, various mature shrubs/bushes, UPVC double glazing, Gas central heating MUST BE SEEN! Energy Efficiency D

HOLBEACH £209,950


Immaculately presented and spacious detached bungalow conveniently situated for access to Holbeach town centre amenities. Accommodation comprising Entrance Hall, Lounge, Kitchen Diner, Utility Room, Cloakroom, Three Bedrooms with En-Suite to the master & Family Bathroom. The property benefits from UPVC windows throughout, a gas fired central heating system, off-road parking, single garage and good sized enclosed rear garden. Energy Efficiency Rating D

HOLBEACH £195,000


Well presented and deceptively spacious modern semi in popular residential location. Accommodation comprising Entrance Hall, Kitchen, Lounge, Conservatory, Two Bedrooms and Bathroom. Benefiting from majority UPVC double glazing, gas central heating, private enclosed rear garden, off road parking and single garage. Viewing recommended. Energy Efficiency C

SUTTON BRIDGE £119,950


Detached house situated in a rural location with no near neighbours and surrounded by farmland. Accommodation comprising Side Entrance Hall, Lounge, Dining Room, Kitchen, Breakfast Room, Conservatory, Utility, Cloakroom, Three Bedrooms and Bathroom. The property benefits from an oil fired central heating system, attached brick garage, driveway and gardens to front and low maintenance gravelled gardens to the rear. NO ONWARD CHAIN! Energy Efficiency Rating D

LUTTON MARSH £165,000


Detached character cottage in rural location with open views and good sized enclosed gardens. Spacious accommodation comprising large sitting room, lounge, kitchen breakfast room, large conservatory, shower room/utility, cellar, inner/main bedroom, two bedrooms, large landing area and family bedroom. Detached double garage, wood outbuildings, good sized gardens and ample off road parking. NO ONWARD CHAIN, MUST BE SEEN! Energy Efficiency Rating E.

SARACENS HEAD £325,000


Attractive detached bungalow in select cul-de-sac, conveniently for village amenities. Private established garden, ample parking and tandem garage. Reception Hall, Lounge, Dining Room, Garden Room, Fitted Breakfast Kitchen, Utility room, Cloakroom, Master Bedroom with En-suite Shower Room, Two Further Bedrooms & Bathroom. NO ONWARD CHAIN! Energy Efficiency D

WHAPLODE £229,950


Ground floor apartment, conveniently located for access to the town centre and bus routes. Accommodation comprising Lounge, Bedroom, Kitchen Diner and Bathroom. UPVC double glazing, gas central heating, off road parking, enclosed courtyard garden, two good sized non-fished. Must be seen, NO ONWARD CHAIN! Energy Efficiency E

HOLBEACH £74,500


Spacious detached bungalow situated on the outskirts of Holbeach with views of open farmland. Accommodation comprising entrance Hall, Lounge, Kitchen Diner, Utility Room, Cloakroom, Three Double Bedrooms, Family Bathroom & Conservatory. The property benefits from UPVC windows and doors throughout, an oil fired central heating system, off-road parking for numerous vehicles, single garage and enclosed rear garden. Energy Efficiency Rating D

HOLBEACH £164,950


Modern semi-detached house in cul-de-sac location with views of open farmland to the rear. Accommodation comprising Lounge, Kitchen Diner, Three Bedrooms and Bathroom. The property benefits from UPVC double glazed windows and doors throughout, a gas fired central heating system, enclosed rear garden, single garage and off-road parking. NO ONWARD CHAIN! Energy Efficiency Rating D

GEDNEY £120,000


Well presented modern semi-detached bungalow conveniently situated for access to town centre amenities. Accommodation comprising Entrance Porch, Entrance Hall, Lounge, Breakfast Kitchen, Two Bedrooms and Shower Room. Benefiting from UPVC double glazing, gas central heating, enclosed gardens and off road parking. MUST BE SEEN! Energy Efficiency Rating D

HOLBEACH £119,950


OWNER OF AN ASBESTOS

LOOK INSIDE! This house really must be seen to appreciate all it has to offer. Spacious accommodation, perfect for self-contained service, this house has up to Five Bedrooms, Two Reception Rooms, Two Bathrooms and Separate Cloakroom. Large Kitchen Breakfast Room and Conservatory. Beautiful gardens of 0.84 acres (incl. lawn for all the family dogs and maybe even a pony) Various outbuildings, parking for numerous vehicles, open views! Sites and rear VIEW NOW! Energy Efficiency D

GEDNEY DYKE OFFERS OVER £265,000

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MUST VIEW TO APPRECIATE

Nicely presented two bedroom semi-detached house with entrance lobby, lounge with wood burning stove, recently refitted kitchen diner, 2 double bedrooms and recently refitted bathroom, front gardens, off-road parking to the rear, garage and shed. Off-set garden to the rear. Planning permission for double storey extension to the side of the property (now lapsed but plans available so could be reapplied for).

MOULTON £132,995


Four bedroom detached bungalow in rural location convenient for Spalding Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. Energy efficiency rating D-59.

MOULTON MARSH £119,950



NEW

Traditional detached four bedroom house with outbuildings set in total of 4.06 acres (subject to contract) offering an excellent opportunity for an equestrian property.VIEWING ESSENTIAL

OLD LEAKE £235,000



NEW

Spacious modern detached family house with open south facing views to the rear. Ample parking, double garage, established gardens including outdoor entertaining/barbeque area. Well appointed accommodation including entrance porch, reception hall, cloakroom, lounge, dining room, kitchen, utility room, conservatory/living room, master bedroom with en-suite, 3 further bedrooms and bathroom. Inspection highly recommended.

GOSBERTON RISEGATE £249,950


Well presented three bedroom Detached Bungalow, Convenient Semi-Rural Location Approximately five miles from holbeach. Range of outbuilding. Gardens. Energy efficiency rating TBC. SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE.

GEDNEY DYKE £185,000



NEW

Two bedroom, semi-detached property presented in immaculate condition in convenient location, close to Town Centre. Ample living space with off road parking and enclosed rear garden. Energy efficiency Rating D-63

BOURNE £132,500



NEW

Superb individual detached house in select cul-de-sac within popular conservation village. Established gardens, ample parking, 2 garages, open southerly aspect to the rear. Spacious and versatile accommodation including 4 bedrooms and 4 reception rooms. Inspection highly recommended. Energy efficiency rating C-72

MOULTON £395,000


SEMI RURAL LOCATION

Nicely presented three bedroom detached cottage situated in a semi-rural location on a generous plot with gardens to the front, side and rear and enjoying open views to the rear. Accommodation comprises entrance hallway, lounge, dining room, sun room, kitchen breakfast room, bathroom and cloakroom. Full UPVC double glazing. Detached double garage and good sized driveway providing multiple off-road parking.

WESTON HILLS £185,000


IDEAL FTB

Two Bedroom Terraced House with accommodation comprising of Entrance Hall, Lounge/Diner, Kitchen, Cloakroom, Two Bedrooms, Family bathroom, Enclosed rear garden, Allocated parking. Ideal fob or investment. Energy efficiency rating C-73

SPALDING £121,950


NO CHAIN

Nicely appointed 3 bedroom detached house with accommodation comprising of entrance hall, lounge diner, kitchen, breakfast room, sun room, downstairs cloakroom to the ground floor, 2 bedrooms and family bathroom to the first floor. Gardens to the front, side and rear, single garage. No Chain. Viewing highly recommended. Energy efficiency rating D-64

SPALDING £169,995



MUST VIEW TO APPRECIATE

Spacious semi-detached house situated in rural location with established gardens, gated ample parking and garage. Accommodation comprises entrance hallway, kitchen, lounge diner, shower room and bedroom 4/reception room to the ground floor; 3 bedrooms and bathroom to the first floor. Annexe/Studio to the rear offering great potential. Viewing highly recommended.

TOUNGE END £157,500


Immaculately presented spacious detached bungalow Accommodation comprising Lounge, Separate Dining Room, Breakfast Kitchen, Utility Room Double Bedrooms two En Suite to the Master large luxury fitted Family Bathroom and Two Guests Rooms/Offices. Generous sized garden, large single garage, off road parking for numerous vehicles, UPVC windows and doors throughout, gas central heating VIEWING ESSENTIAL! Energy Efficiency: C

LONG SUTTON £255,000


EQUESTRIAN

PICTURESQUE AND CHARACTERFUL! Charming detached cottage set in 1.8 acres (0.5ha) rural village location with easy access to Peterborough and commuter links to London. Equestrian facilities including Stable Block providing Four 12 x12 (4x4m) Multi-Area, Hay Stores, Tack Room, Floodlit Manege and Three Paddocks. Accommodation comprising Lounge, Kitchen Diner, Two Bedrooms and Bathroom. Ample parking, enclosed gardens, Gas Central Heating and No Onward Chain! MUST BE SEEN! Energy Efficiency: E

HOLBEACH DROVE £225,000


Well presented modern semi-detached bungalow conveniently situated for access to town centre amenities. Accommodation comprising Entrance Porch, Entrance Hall, Lounge, Breakfast Kitchen, Two Bedrooms and Shower Room. Benefiting from UPVC double glazing, gas central heating, enclosed gardens and off road parking. MUST BE SEEN! Energy Efficiency Rating D

HOLBEACH £119,950


NO ONWARD CHAIN

Spacious family house in popular location within easy reach of schools and town centre amenities. Accommodation comprising Lounge, Conservatory, Dining Room, Breakfast Kitchen, Utility, Cloaks, Four Bedrooms, En Suite Shower Room and Family Bathroom. Benefiting from UPVC double glazing throughout, Gas Central Heating, Enclosed rear garden, Off Road Parking, Large Garage. NO ONWARD CHAIN! Energy Efficiency Rating C

HOLBEACH £225,000


Detached character cottage in rural location with open views and good sized enclosed gardens. Spacious accommodation comprising large sitting room, lounge, kitchen breakfast room, large conservatory, shower room/utility, first floor/workshop, four bedrooms, large landing area and family bathroom. Detached double garage, small outbuilding, good sized driveway and ample off road parking. NO ONWARD CHAIN. MUST BE SEEN! Energy Efficiency Rating E

SARACENS HEAD £325,000


LOOK INSIDE! This house really must be seen to appreciate all it has to offer. Spacious accommodation, potential for refurbishment/renovation, this house has up to Five Bedrooms, Two Reception Rooms, Two Bathrooms and Separate Shower Room, Large Kitchen/Breakfast Room and Conservatory. Beautiful gardens of 0.84 acres (sts). Space for all the family dogs and maybe even a pony! Various outbuildings, parking for numerous vehicles, open views, barn and rear VIEW NOW! Energy Efficiency: D

GEDNEY DYKE OFFERS OVER £265,000


Immaculate spacious detached house conveniently situated for access to bus route, throughout choice Accommodation comprising Entrance Hall, Lounge, Diner, Kitchen Diner, Conservatory, Utility/Shower Room & Cloaks, Four Bedrooms, three of which are doubles, Bathroom & Separate Cloakroom. Block paved driveway, single garage, Garage, Private enclosed rear garden, various stone, shed/workshops, UPVC double glazing, Gas central heating MUST BE SEEN! Energy Efficiency: D

HOLBEACH £209,950


FOR SALE BY PUBLIC AUCTION 28TH JANUARY 2015. Former Post Office & Village Stores within the Attractive Village of Gedney Dyke with Extensive 4/5 Bedroom Living Accommodation. Offering Potential to Relocate as Village Stores or Alternatively the Shop could be Converted into Residential Use (Subject to Planning & Building Regulation Consents). Of Great Central Position in Residential Part, Ample Parking and Prominent Corner Location. Energy Efficiency Rating: TBC

GEDNEY DYKE GUIDE PRICE £135,000


Extended three bedroom detached house pleasantly situated in a popular residential location within easy access of Long Sutton town centre amenities. The property benefits from majority UPVC double glazing, gas fired central heating, generous mixed plan with 3 large detached workshops, good rear access with hard standing for motorhome/caravan, driveway providing parking for up to four vehicles, and attached single garage. Energy Efficiency Rating D

LONG SUTTON £174,950


Immaculately presented spacious detached bungalow in popular location. Accommodation comprising Lounge, refitted Kitchen Diner Conservatory, Three Bedrooms, En Suite and refitted Bathroom. Good sized enclosed landscaped gardens, off road parking, single garage, Gas central heating, UPVC double glazing. MUST BE SEEN! Energy Efficiency Rating D

HOLBEACH £209,950


RURAL

Well presented modern detached bungalow pleasantly situated with views of open farmland. Accommodation comprising Kitchen Breakfast Room, Lounge Diner, Three Bedrooms and Family Bathroom. The property benefits from UPVC double glazed windows and doors throughout, off-road parking for several vehicles, attached single garage, detached workshop and private enclosed rear gardens. Energy Efficiency Rating E

HOLBEACH ST MARKS £149,950


Spacious detached bungalow situated on the outskirts of Holbeach with views of open farmland. Accommodation comprises entrance Hall, Lounge, Kitchen Diner, Utility Room, Cloakroom, Three Double Bedrooms, Family Bathroom & Conservatory. The property benefits from UPVC windows and doors throughout, oil fired central heating system, off-road parking for numerous vehicles, single garage and enclosed rear garden. Energy Efficiency Rating D

HOLBEACH £164,950


Well presented and deceptively spacious modern semi in popular residential location. Accommodation comprising Entrance Hall, Kitchen, Lounge, Conservatory, Two Bedrooms and Bathroom. Benefiting from majority UPVC double glazing, gas central heating, private enclosed rear garden, off road parking and single garage. Viewing recommended. Energy Efficiency: C

SUTTON BRIDGE £119,950


CLOSE TO TOWN

Modern detached bungalow conveniently situated for access to Holbeach town centre amenities. Accommodation comprising Lounge, Kitchen Diner, Utility Room, Large Conservatory, Two Bedrooms and Shower Room. The property benefits from UPVC double glazed windows and doors, a gas fired central heating system, enclosed rear garden, off-road parking and integral single garage. NO ONWARD CHAIN! Energy Efficiency Rating D

HOLBEACH £159,950


Ground floor apartment, conveniently located for access to the town centre and bus routes. Accommodation comprising Lounge, Bedroom, Kitchen Diner and Bathroom. UPVC double glazing, gas central heating, off road parking, enclosed courtyard garden, two good sized stores/shed. Must be seen. NO ONWARD CHAIN! Energy Efficiency: E

HOLBEACH £74,500


Attractive detached bungalow in select cul-de-sac, convenient for village amenities. Private established garden, ample parking and tandem garage. Reception Hall, Lounge, Dining Room, Garden Room, Fitted Breakfast Kitchen, Utility room, Cloakroom, Master Bedroom with En-suite Shower Room, Two Further Bedrooms & Bathroom. NO ONWARD CHAIN! Energy Efficiency: D

WHAPLODE £229,950


Immaculately presented and spacious detached bungalow conveniently situated for access to Holbeach town centre amenities. Accommodation comprising Entrance Hall, Lounge, Kitchen Diner, Utility Room, Cloakroom, Three Bedrooms with En-suite to the master & Family Bathroom. The property benefits from UPVC windows throughout, a gas fired central heating system, off-road parking, single garage, and good sized enclosed rear garden. Energy Efficiency Rating D

HOLBEACH £195,000


NO ONWARD CHAIN

Modern semi-detached house in cul-de-sac location with views of open farmland to the rear. Accommodation comprising Lounge, kitchen Diner, Three Bedrooms and Bathroom. The property benefits from UPVC double glazed windows and doors throughout, a gas fired central heating system, enclosed rear garden, single garage and off-road parking. NO ONWARD CHAIN! Energy Efficiency Rating D

GEDNEY £120,000

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FOR SALE GREAT Totham, CM9 8NX Semi-detached 3 bed, Subject to an Agricultural Occupancy Restriction, 0.06 ha, Tel 01245 254609

NEAR HOLBEACH SOUTH Lincolnshire. Detached bungalow with gardens, subject to Agricultural Habitation clause. £119,950. Longstaffs. 01775 766766.

Property to let

FOR RENT GREAT Totham, CM9 8NX Semi-detached 3 bed, Subject to an Agricultural Occupancy Restriction, 0.06 ha, Tel 01245 254609

Business opportunities

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Before you consider purchasing or renting a site for a turbine, a full feasibility study is crucial to find out if it's possible to connect to the grid and to assess the wind speed of the site. This information is necessary for the preparation of a comprehensive cash flow projection to estimate costs and return on investment. You may be interested to learn how these figures would turn out with 100% borrowing or less.

When you have this information, only then can you seriously consider such a proposal and the various options.

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Nicely presented 4 bedroom semi detached property with accommodation comprising of entrance hallway, cloakroom, kitchen, lounge diner, first floor landing with 3 bedrooms and family bathroom, second floor with master bedroom and en-suite. Enclosed rear gardens and double garage. MUST VIEW TO APPRECIATE THE PROPERTY! Energy efficiency rating C-77.

SPALDING £169,995



Two bedroom detached bungalow situated close to local amenities and bus route. Accommodation comprises of entrance hallway, living room, good sized kitchen, dining room, 2 double bedrooms and bathroom. Driveway, double garage, front and rear gardens. No chain.

SPALDNG £170,000





Superb individual detached house in select cul-de-sac within popular conservation village. Established gardens, ample parking, 2 garages, open southerly aspect to the rear. Spacious and versatile accommodation including 4 bedrooms and 4 reception rooms. Inspection highly recommended. Energy efficiency rating C-72

MOULTON £395,000





Significant detached house in convenient semi-rural location with a TOTAL SITE AREA OF APPROXIMATELY 4 ACRES (SUBJECT TO SURVEY) including established gardens, woodland, extensive parking, range of outbuildings etc. Spacious accommodation to include 4 DOUBLE BEDROOMS, 2 BATHROOMS, 2 reception rooms and conservatory. Oil central heating, majority sealed unit double glazed windows. Convenient for access to Peterborough. Energy efficiency rating F-37

COWBIT £375,000



Well appointed 3 bedroom detached bungalow situated in the popular village of Moulton close to all amenities with accommodation comprising of entrance hall, lounge, kitchen breakfast room, sun lounge, 2 bedrooms and shower room. Enclosed rear gardens, multiple off-road parking and garage. Viewing recommended.

MOULTON £157,500





Unique former Blacksmiths Cottage with significant brick outbuilding being the former 'Smithy' with conversion/commercial potential subject to the usual planning consents. 3 garages, corner site with long narrow adjacent garden. Ideal small business/rural retreat/potential for development.

HOLBEACH ST MARKS £155,000





Imposing highly individual detached former Independent Congregational Chapel which was originally constructed in 1747, rebuilt and enlarged in 1840 and converted to a residential use in 2002. Significant spacious accommodation with character features throughout. 6 bedrooms (4 with en-suite shower rooms), family bathroom, sitting room, dining room and kitchen. Established grounds with ample parking, double garage, entertainment area with hot tub room, self contained annexe. Current Energy Rating E-53.

PINCHBECK £379,000



Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation cluse. Energy efficiency rating D-59.

MOULTON MARSH £119,950





Superb spacious country house with no immediate neighbours. Fully renovated to a very high standard with accommodation including 4 bedrooms, 2 bathrooms, stunning open plan reception rooms, high quality fitted kitchen and utility; SELF CONTAINED ONE BEDROOM GROUND FLOOR ANNEXE, established landscaped grounds, WORKSHOP/MULTI PURPOSE BUILDING APPROX 20M X 11M, garage and work from home office. Open views. Inspection essential.

GOSBERTON £419,950





Superbly presented 3 bedroom bungalow situated in a popular location and close to local amenities and primary school. The accommodation comprises of entrance hallway, lounge, NEWLY FITTED kitchen, conservatory/sun lounge, 3 bedrooms and NEWLY FITTED family bathroom. Single garage and enclosed rear garden. NO CHAIN. Viewing recommended.

SPALDING £172,950





Superbly presented 4 bedroom detached house with double girage situated in a cul-de-sac location. Full UPVC double glazed windows and doors. Accommodation comprises entrance hallway, lounge, conservatory, dining room, study/bedroom 5, cloakroom, kitchen breakfast room to the ground floor; galleried landing, 4 double bedrooms (en-suite to master) and family bathroom to the first floor. Enclosed rear gardens. Energy Efficiency Rating TBC

HOLBEACH £254,995



Rare opportunity to acquire a unique property. In the Agents' opinion this registered smallholding could be used as genuine an extra whether from keeping the apartment and annexe or as holiday lets. Situated in the heart of a popular Fenland village with easy commuter links to London via Peterborough and ideal for those wishing to escape the hustle and bustle of city life. Spacious accommodation, ample parking, 3.9 acres, paddock and wooded areas, must be seen to appreciate all it has to offer Energy Efficiency: D & F.

GEDNEY HILL £460,000





Recently refurbished modern detached bungalow situated within the heart of Holbeach town centre and within easy walking distance of doctors and local amenities. Accommodation comprising Entrance Hall, Kitchen, Lounge, Two Bedrooms & Bathroom. The property benefits from new carpets & floor coverings throughout, UPVC double glazed windows and doors throughout, a gas fired central heating system, off-road parking and single garage & enclosed rear garden. NO ONWARD CHAIN! Energy Efficiency Rating TBC

HOLBEACH £144,950



Pleasantly situated on the outskirts of Holbeach town centre with extensive views of open farmland and views of Holbeach Church on the south, this property is not to be missed. Spacious accommodation on include Lounge, Kitchen Diner, Study Room, Utility Cloakroom, Five Bedrooms with En Suite to the master and Family Bedroom. Generous plot, extensive off road parking, detached double garage, oil fired central heating. Requiring some updating. CALL NOW TO VIEW! Energy Efficiency Rating E

HOLBEACH £249,950





Eley built bungalow in quiet cul-de-sac location within the popular village of Whaplode. Accommodation comprising Lounge, Kitchen Diner, Two Bedrooms and Bathroom. The property benefits from UPVC double glazing, off road parking and single garage, private enclosed rear gardens. NO ONWARD CHAIN! Energy Efficiency:TBC

WHAPLODE £119,950

PICTURESQUE AND CHARACTERFUL! Charming detached cottage set in 1.8 acres (STS), rural village location with easy access to Peterborough and commuter links to London. Equestrian facilities including Stable Block (incorporating Four 12 x 12 stables) Mych Area, Hay Stores, Tack Room, Paddock Manage and Three Paddocks. Accommodation comprising Lounge, Kitchen Diner, Two Bedrooms and Bathroom. Ample parking, enclosed gardens, Gas Central Heating NO ONWARD CHAIN! MUST BE SEEN! Energy Efficiency E

HOLBEACH DROVE £225,000






Immaculately presented modern three bedroom semi detached house in convenient town location for schools, shops & other amenities Accommodation comprising Entrance Hall, Lounge, Kitchen Diner, Three Bedrooms & Bathroom. The property benefits from UPVC double glazing, gas central heating, driveway & garage. Viewing recommended. Energy Efficiency Rating TBC

HOLBEACH £139,950





Well presented modern semi-detached bungalow conveniently situated for access to town centre amenities. Accommodation comprising Entrance Porch, Entrance Hall, Lounge, Breakfast Kitchen, Two Bedrooms and Shower Room. Benefiting from UPVC double glazing, gas central heating, enclosed gardens and off road parking. MUST BE SEEN! Energy Efficiency Rating D.

HOLBEACH £114,950

Spacious family house in popular location within easy reach of schools and town centre amenities. Accommodation comprising Lounge, Conservatory, Dining Room, Breakfast Kitchen, Utility, Cloaks, Four Bedrooms, En Suite Shower Room and Family Bathroom. Benefiting from UPVC double glazing throughout, Gas Central Heating, Enclosed rear garden, Off Road Parking, Single Garage. NO ONWARD CHAIN! Energy Efficiency Rating C.

HOLBEACH £225,000






Modern semi detached bungalow in need of some minor refurbishment. Accommodation comprising Lounge, Kitchen, Two Bedrooms and Bathroom. Benefiting from majority UPVC double glazing, gas central heating, good sized gardens and off road parking. NO ONWARD CHAIN! Energy Efficiency: D

HOLBEACH £113,950

Immaculately presented and spacious detached bungalow conveniently situated for access to Holbeach town centre amenities. Accommodation comprising Entrance Hall, Lounge, Kitchen Diner, Utility Room, Cloakroom, Three Bedrooms with En-suite to the master & Family Bedroom. The property benefits from UPVC windows throughout, a gas fired central heating system, off-road parking, single garage and good sized enclosed rear garden. Energy Efficiency Rating D

HOLBEACH £195,000





Well presented spacious semi detached house in popular non estate village location with driveway, extensive frontage & established rear garden with open south facing views. Accommodation comprising Entrance Hall, Two/Three Reception Rooms, Utility & Shower Room to the ground floor; Three Bedrooms & Bathroom to the first floor. UPVC windows & gas central heating. Energy Efficiency Rating TBC

WHAPLODE £139,950

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Individual 3 bedroom detached house set on a good sized plot with accommodation comprising of entrance hall, lounge, sun room, dining room, breakfast room, kitchen, cloakroom and utility to the ground floor; 3 bedrooms and family bathroom to the first floor. Multiple off-road parking with generous gardens to the front and rear. No Chain.

LOW ROAD, SPALDING £175,000



Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey). Subject to an agricultural habitation clause. Energy efficiency rating D-59.

MOULTON MARSH £119,950



Modern 4 bedroom detached house with double garage. Spacious 2 storey accommodation with established gardens. Popular village location. Convenient for Spalding and Peterborough. Energy efficiency rating D-66

MOULTON CHAPEL £215,000



Three bedroom semi-detached house, located clos to town. Accommodation comprising of entrance lobby, lounge, dining room, kitchen, cloakroom, utility, 3 bedrooms and bathroom. Off-road parkin and established rear gardens. Viewing recommended. Energy efficiency rating E-43

SPALDING £135,00



Well appointed 2 bedroom detached bungalow situated in the popular village of Moulton close to all amenities with accommodation comprising of entrance hall, lounge, kitchen breakfast room, sun lounge, 2 bedrooms and shower room. Enclosed rear gardens, multiple off-road parking and garage. Viewing recommended.

MOULTON £155,000



Nicely presented 3 bedroom detached bungalow situated in a semi-rural location with open aspect to the rear. Accommodation comprises of entrance hallway, lounge, dining room, breakfast kitchen, 3 double bedrooms (dressing room and en-suite on the master) and family bathroom. Double garage. Full UPVC double glazed windows and doors. UPVC fascias and guttering. Oil fired central heating. No chain.

GOSBERTON RISEGATE £174,995



Quaint detached three bedroom cottage in pleasant rural location with established gardens and off-road parking for several vehicles. UPVC windows, solid fuel central heating. Large lounge, diner, kitchen, laundry room/utility room, garden room and shower room on the ground floor; 3 bedrooms to the first floor. Attached workshop/essential garage. Open views to the front and rear. Inspection highly recommended. Energy efficiency rating F-37

MOULTON CHAPEL £149,500



Nicely presented two bedroom semi-detached house with entrance lobby, lounge with wood burning stove, recently refitted kitchen diner, 2 double bedrooms and recently refitted bathroom, front gardens, off-road parking to the rear, garage and shed. Off set garden to the rear. Planning permission for double storey extension to the side of the property (now lapsed but plans available so could be reapplied for)

MOULTON £132,995



Modern 3 storey semi-detached house with garage, conservatory and enclosed side and rear courtyard gardens. UPVC windows, oil central heating. Spacious accommodation including reception hall, fitted kitchen, lounge, conservatory and cloakroom to the ground floor; 2 bedrooms and bathroom to the first floor; master bedroom with en-suite shower room to the first floor. Convenient for Spalding, Market Deeping and Peterborough. No onward chain.

DEEPING ST NICHOLAS £149,950



Overlooking the River Welland, this modern Redrieman Apartment has been recently redecorated and carpeted and offers manageable accommodation comprising entrance hall, lounge, kitchen, bedroom and bathroom. Ample residents and visitor parking. CCTV door entry system, communal gardens, residents lounge, house manager and 24 hour emergency Careline system.

SPALDING £81,500



Significant detached house in convenient semi-rural location with a TOTAL SITE AREA OF APPROXIMATELY 4 ACRES (SUBJECT TO SURVEY) including established gardens, woodland, extensive parking, range of outbuildings etc. Spacious accommodation to include 4 DOUBLE BEDROOMS, 2 BATHROOMS, 2 reception rooms and conservatory. Oil central heating, majority sealed unit double glazed windows. Convenient for access to Peterborough. Energy efficiency rating F-37

COWBIT £375,000



Elegant 1930's semi detached house offering extremely well appointed accommodation including reception hall, sitting room, dining room, large conservatory and fitted kitchen on the ground floor; 3 bedrooms and modern bathroom to the first floor. Gated off-road parking, garage and superb private generous sized rear gardens. Viewing absolutely essential. Energy efficiency rating E-45

PINCHBECK £182,500



Spacious modern detached family house with open south facing views to the rear. Ample parking, double garage, established gardens including outdoor entertaining/barbeque area. Well appointed accommodation including entrance porch, reception hall, cloakroom, lounge, dining room, kitchen, utility room, conservatory/living room, master bedroom with en-suite, 3 further bedrooms and bathroom. Inspection highly recommended.

GOSBERTON RISEGATE £249,950



Detached bungalow situated in a non-estate village location. Garage with workshop to the rear, driveway providing multiple off-road parking and rear garden. Essential accommodation comprising of lounge, dining room, breakfast kitchen, utility room, 4/5 bedrooms and 2 bathrooms. Oil central heating. Viewing essential to appreciate the accommodation offered.

GOSBERTON RISEGATE £245,000



Immaculately presented spacious detached bungalow. Accommodation comprising Lounge, Separate Dining Room, Breakfast Kitchen, Utility, Four Double Bedrooms with En Suite to the Master, large luxury fitted Family Bathroom and Two Double Rooms/Offices. Generous sized garden, large single garage, off road parking for numerous vehicles. UPVC windows and doors throughout, gas central heating. VIEWING ESSENTIAL! Energy Efficiency: C

LONG SUTTON £255,000



Immaculate (upstairs) detached house conveniently situated for access to bus routes, schools and shops. Accommodation comprising Entrance Hall, Lounge Diner, Kitchen Diner, Conservatory, Utility/Shower Room & Cloaks, Four Bedrooms, three of which are doubles, Bathroom & Separate Cloakroom, Block paved driveway, single garage, Gorgeous private enclosed rear garden, various stone shed/workshops. UPVC double glazing, Gas central heating. MUST BE SEEN! Energy Efficiency: D

HOLBEACH £209,950



Recently refurbished modern detached bungalow situated within the heart of Holbeach town centre and within easy walking distance of doctors and local amenities. Accommodation comprising Entrance Hall, Kitchen, Lounge, Two Bedrooms & Bathroom. The property benefits from new carpets & floor coverings throughout, UPVC double glazed windows and doors throughout, gas fired central heating system, off-road parking and single garage & enclosed rear garden. NO ONWARD CHAIN! Energy Efficiency Rating: D

HOLBEACH £144,950



Detached bungalow in popular cul-de-sac location within easy walking distance to town centre amenities. Accommodation comprising Entrance Porch, Entrance Hall, Kitchen, Utility/Breakfast Room, Two Bedrooms & Bathroom. Established private rear gardens, driveway & garage. UPVC windows, gas central heating. Viewing highly recommended. NO ONWARD CHAIN! energy Efficiency Rating D.

HOLBEACH £139,950



Dry built bungalow in popular residential location. Recently updated by the current vendors to include newly fitted central boiler, UPVC double glazing, Combi & Lewis Kitchen & Bathroom and fencing. Accommodation comprising Lounge, Kitchen, Utility/Breakfast Room, Two Double Bedrooms and Re-fitted Shower Room. Benefiting from a Gas Fired central heating system, UPVC windows and doors. Generous sized plot with secure parking for cartons or motorhome and single garage. MUST BE SEEN! Energy Efficiency Rating D

HOLBEACH £179,950



Stylish detached house circa 1920's. Spacious accommodation comprising Reception Hall, Sitting Room, Dining Room/4th Bedroom, Utility Room, Separate WC, Breakfast Kitchen, Conservatory, Three Bedrooms and Bathroom. Situated in a popular location for easy access to the town centre amenities. Extensive off-road parking, established large private gardens and tandem style garage. Gas central heating, UPVC windows. Must Be Viewed! Energy Efficiency Rating D.

HOLBEACH £205,000



Well presented spacious semi detached house in popular non estate village location with driveway, extensive frontage & established rear garden with open south facing views. Accommodation comprising Entrance Hall, Two/Three Reception Rooms, Utility & Shower Room to the ground floor; Three Bedrooms & Bathroom to the first floor. UPVC windows & gas central heating. Energy Efficiency Rating C.

WHAPLODE £139,950



Spacious detached bungalow situated on the outskirts of Holbeach with views of open farmland. Accommodation comprising entrance Hall, Lounge, Kitchen Diner, Utility Room, Cloakroom, Three Double Bedrooms, Family Bathroom & Conservatory. The property benefits from UPVC windows and doors throughout, oil fired central heating system, off-road parking for numerous vehicles, single garage and enclosed rear garden. Energy Efficiency Rating D.

HOLBEACH £159,950



Detached house situated in a rural location with no near neighbours and surrounded by farmland. Accommodation comprising Side Entrance Hall, Lounge, Dining Room, Kitchen, Breakfast Room, Conservatory, Utility, Cloakroom, Three Bedrooms and Bathroom. The property benefits from an oil fired central heating system, detached single garage, driveway and gardens to front and lane maintenance granted garden to the rear. NO ONWARD CHAIN! Energy Efficiency Rating D

LUTTON MARSH £165,000



Superbly presented 4 bedroom detached house with double garage situated in a cul-de-sac location. Full UPVC double glazed windows and doors. Accommodation comprises entrance hallway, lounge, conservatory, dining room, study/bedroom 5, cloakroom, kitchen breakfast room on the ground floor; galleried landing, 4 double bedrooms (en-suite to master) and family bathroom on the first floor. Enclosed rear gardens. Energy Efficiency Rating C.

HOLBEACH £254,995



Nicely presented 2 bedroom detached bungalow with garage, multiple off-road parking and low maintenance rear garden. Accommodation comprises of entrance hallway, lounge, kitchen breakfast room, 2 double bedrooms and bathroom. Energy Efficiency Rating C.

WHAPLODE £139,995



Spacious family house in popular location within easy reach of schools and town centre amenities. Accommodation comprising Lounge, Conservatory, Dining Room, Breakfast Kitchen, Utility, Cloaks, Four Bedrooms, En Suite Shower Room and Family Bathroom. Benefiting from UPVC double glazing throughout, Gas Central Heating, Enclosed rear garden, Off Road Parking, Single Garage. NO ONWARD CHAIN! Energy Efficiency Rating C.

HOLBEACH £225,000



Modern semi detached bungalow in need of some minor refurbishment. Accommodation comprising Lounge, Kitchen, Two Bedrooms and Bathroom. Benefiting from majority UPVC double glazing, gas central heating, good sized gardens and off road parking. NO ONWARD CHAIN! Energy Efficiency: D

HOLBEACH £113,950



Traditional semi detached cottage built-in 1916 in a semi rural location. Spacious well appointed accommodation, including Entrance Hall, Two Reception Rooms, Kitchen, Rear Porch, Two double Bedrooms & Large Bathroom. Ample off-road parking, detached garage, established rear gardens, open views to the front and rear. Energy Efficiency: E

FLEET £129,950



Pleasant three bedroom town house with well appointed accommodation, including Entrance Hall, Cloakroom, Kitchen Diner and Lounge on the ground floor; Master Bedroom with En-suite shower Room, Two Further Bedrooms and Bathroom on the first floor. Low maintenance enclosed rear garden, garage & parking space. Ideal for First Time Buyer/Investment Property. Energy Efficiency Rating C.

SUTTON BRIDGE £137,950



Peace and tranquility are what's on offer with this property, which is set on a quiet lane and surrounded by open farmland with panoramic views. Veranda and gazebo with lawn and contained terrace, this property would suit client needing adjoining accommodation for a relative. Accommodation including Three Reception Rooms, Two Kitchens, Four Bedrooms and Two Bathrooms. Double Garage, Private Gardens to all aspects, UPVC double glazing, Oil Fired Central Heating. MUST BE SEEN! Energy Efficiency: E

SARACENS HEAD £260,000

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NEW

Traditional detached bungalow built in 1938 with modern replacement UPVC windows and doors, gas central heating (new boiler 2010). Reception hall, lounge, dining room, kitchen, modern shower room. Off-road parking, brick store shed, established private rear gardens. No onward chain.

SPALDING £156,950



Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey). Subject to an agricultural habitation clause. Energy efficiency rating D-59

MOULTON MARSH £119,950




SUPERBLY PRESENTED

Extensive and versatile ground floor accommodation with this spacious 4 bedroom detached family house in popular non-estate location. 4 bedrooms, 4 reception rooms, potential annexe, full size snooker room, ample parking and generous sized gardens. Convenient for local schools and the town centre. Energy Efficiency rating D-56

SPALDING £315,000




NO CHAIN

Nicely presented two bedroom semi-detached house with entrance lobby, lounge with wood burning stove, recently refitted kitchen diner, 2 double bedrooms and recently refitted bathroom. front gardens, off-road parking to the rear, garage and shed. Off-set garden to the rear. Planning permission for double storey extension to the side of the property (now lapsed but plans available so could be reapplied for).

MOULTON £132,995



NO CHAIN

Semi-detached cottage in rural location with driveway, front and rear gardens and open views. Recently rewired and part UPVC double glazed but would benefit from further modernisation and improvement. Sitting room, dining kitchen, galley/utility, 3 bedrooms and first floor bathroom, 2 small brick stores. No onward chain.

MOULTON MARSH £99,950




NO CHAIN

Imposing individual detached family house in central village location with ample parking and 2 garages. Mature established gardens. Spacious accommodation including 4 bedrooms and family bathroom. Inspection highly recommended. Energy efficiency rating E-51

MOULTON SEAS END £249,950




OPEN DAY SATURDAY 11 TH APRIL 10AM-12 Noon NO APPOINTMENT NEEDED

SPALDING £169,995



MUST BE VIEWED BY APPOINTMENT

Modern 4 bedroom detached house with double garage. Spacious 2 storey accommodation with established gardens. Popular village location. Convenient for Spalding and Peterborough. Energy efficiency rating D-66

MOULTON CHAPEL £215,000




NEW PRICE

Immaculately presented detached 3 bedroom house in favoured residential location convenient for Spalding town centre and all amenities. Established gardens, driveway and garage. Fully refurbished with UPVC windows and gas central heating. Reception hall, sitting room, dining room, modern fitted kitchen, 3 bedrooms and bathroom. Inspection highly recommended. Energy efficiency rating D-63

SPALDING £199,995




NO CHAIN

Individual 3 bedroom detached house set on a good sized plot with accommodation comprising of entrance hall, lounge, sun room, dining room, breakfast room, kitchen, cloakroom and utility to the ground floor; 3 bedrooms and family bathroom to the first floor. Multiple off-road parking with generous gardens to the front and rear. No Chain.

LOW ROAD, SPALDING £164,995



MUST BE VIEWED BY APPOINTMENT

Nicely presented period property situated within walking distance of the town centre. Good sized accommodation comprising of Entrance hall, lounge, dining room, snug, cellar room, kitchen breakfast room, pantry, lobby, cloakroom, utility room, first floor landing, 5 bedrooms with master En-suite and family bathroom, enclosed rear gardens. NO CHAIN.

SPALDING £269,995



ANNEXE

Detached family house with separate one bed annexe. Good sized plot with front, side and rear gardens including private garden for the annexe. Accommodation to include Sitting Room, Large Kitchen Dining room, Sun Lounge and Utility/Cloakroom. Master Bed with En Suite with a Six Piece Suite, Two further Double Bed and Family Bathroom. Annexe with Lounge, Dining Area, Kitchen, Utility Bedroom, Bathroom and Separate Cloakroom. Double Garage, block paved driveway. Viewing Essential. Energy Efficiency Rating D Annexe E

HOLBEACH £399,995



OPEN VIEWS

Pleasantly situated on the outskirts of Holbeach town centre with extensive views of agricultural farmland and views of Holbeach Church to the south, this property is not to be missed. Spacious accommodation to include Lounge, Kitchen Diner Music Room, Utility Cloakroom, Five Bedrooms with En Suite to the master and Family Bathroom. Generous plot with off road parking, detached double garage, oil fired central heating. Requires some updating. CALL NOW TO VIEW!! Energy Efficiency Rating E

HOLBEACH £249,950




NEW

Beautifully appointed Edwardian Villa retaining much of the original character. Within walking distance of Long Sutton town centre and yet having the benefit of a large and tranquil rear garden, off road parking and single garage. Spacious and tastefully decorated accommodation comprising Drawing Room, Sitting Room, Kitchen Breakfast Room, Garden Room, Utility & Shower Room and to the first floor Five Bedrooms and Family Bathroom. Benefiting from UPVC Double Glazed windows and doors and Gas Central Heating. MUST BE SEEN! Energy Efficiency: D

LONG SUTTON £249,950



NEW PRICE

Rare opportunity to acquire a unique property in the Agents' opinion this registered smallholding could be used to generate an income whether from letting the apartments and annexe or as holiday lets. Situated in the heart of a popular Fenland village with easy commuter links to London via Peterborough and ideal for those wishing to escape the hustle and bustle of city life. Spacious accommodation, ample parking, 2.9 acres, paddock and wooded areas, must be seen to appreciate all it has to offer. Energy Efficiency: D & F.

GEDNEY HILL £450,000



NEW

Semi-detached Three Bedroom house with Gas Central Heating and UPVC windows. Enclosed Rear Garden, Driveway and Garage. Entrance Hall, Lounge, Dining Kitchen, Cloakroom, small UPVC Conservatory, Three Bedrooms and Bathroom. REQUIRES SOME UPDATING AND DECOR, NO ONWARD CHAIN! Energy Efficiency: TBC

HOLBEACH £135,000




NEW

Immaculately presented modern semi detached house in popular location with driveway, garage and generous sized privately enclosed rear and side gardens. Superbly presented with Entrance Hall, Lounge, Modern Fitted Dining Kitchen & Cloakroom to the ground floor. Three Bedrooms & Bathroom to the first floor. Inspection highly recommended. Energy Efficiency: TBC

HOLBEACH £149,950



NEW PRICE

PICTURESQUE AND CHARACTERFUL! Charming thatched cottage set in 1.8 acres (STS), rural village location with easy access to Peterborough and commuter links to London. Equestrian facilities including Stable Block (incorporating Four 12 x12 stables), Wash Area, Hay Stores, Tack Room, Floodlit Manege and Three Paddocks. Accommodation comprising Lounge, Kitchen Diner, Two Bedrooms and Bathroom. Ample parking, enclosed gardens, Gas Central Heating. NO ONWARD CHAIN! MUST BE SEEN! Energy Efficiency: E

HOLBEACH DROVE £220,000



Immaculate spacious detached house conveniently situated for access to bus route, schools and shops. Accommodation comprising Entrance Hall, Lounge Diner, Kitchen Diner, Conservatory, Utility/Shower Room & Cloaks, Four Bedrooms, three of which are doubles. Bathroom & Separate Cloakroom. Block paved driveway, ample parking, Garage, Private enclosed rear garden, various plants, shed/workshops, UPVC double glazing, Gas central heating. MUST BE SEEN! Energy Efficiency: D

HOLBEACH £209,950




OPEN VIEWS

Traditional semi detached cottage built in 1914 in a semi rural location. Spacious well appointed accommodation, including Entrance Hall, Two Reception Rooms, Kitchen, Rear Porch, Two Double Bedrooms & Large Bathroom. Ample off-road parking, detached garage, established rear gardens, open views to the front and rear. Energy Efficiency: E

FLEET £129,950



ANNEXE

Peace and tranquility are what's on offer with this property, which is set on a quiet lane and surrounded by open farmland with panoramic views. Versatile and spacious with linked self contained annexe, this property would suit those needing adjoining accommodation for a relative. Accommodation spanning Three Reception Rooms, Two Kitchens, Four Bedrooms and Two Bathrooms!! Double Garage, Private Gardens to all aspects, UPVC double glazing, Oil Fired Central Heating. MUST BE SEEN! Energy Efficiency: E

SARACENS HEAD £260,000



Cosy built bungalow in popular residential location. Recently updated by the current vendors to include newly fitted combi boiler, UPVC double glazing, Centre & Lamb Kitchen & Bathroom and bronze. Accommodation comprising Lounge, Kitchen, Living/Breakfast Room, Two Double Bedrooms and Re-fitted Shower Room. Benefiting from a Gas Fired central heating system, UPVC windows and doors, Generous sized plot with secure parking for vehicles or motorhome and single garage. MUST BE SEEN! Energy Efficiency Rating D.

HOLBEACH £179,950



Nicely presented 2 bedroom detached bungalow with garage, multiple off-road parking and low maintenance rear garden. Accommodation comprises of entrance hallway, lounge, kitchen breakfast room, 2 double bedrooms and bathroom. Energy Efficiency Rating C.

WHAPLODE £139,995

Pleasant three bedroom town house with well appointed accommodation, including Entrance Hall, Cloakroom, Kitchen Diner and Lounge to the ground floor; Master Bedroom with En-suite shower Room, Two Further Bedrooms and Bathroom to the first floor. Low maintenance enclosed rear garden, garage & parking space. Ideal for First Time Buyer/Investors. Property Energy Efficiency Rating C.

SUTTON BRIDGE £137,950

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Longstaff.com

SPALDING
01775
766766

HOLBEACH
01406
422760




NO CHAIN

Well appointed 2 bedroom detached bungalow situated in the popular village of Moulton close to all amenities with accommodation comprising of entrance hall, lounge, kitchen breakfast room, sun lounge, 2 bedrooms and shower room. Enclosed rear gardens, multiple off-road parking and garage. Viewing recommended.

MOULTON £150,000



MUST VIEW TO APPRECIATE

Deceptively spacious modern detached bungalow with reception hall, lounge, conservatory, fitted kitchen, dining area, utility room, cloakroom, 4 bedrooms (1 with en-suite) and bathroom. Driveway and garage. Fully enclosed SOUTH FACING rear gardens. Popular village location. Mains gas central heating and UPVC windows. Current Energy Rating D - 66.

COWBIT FIXED PRICE £197,000




NEW

Link detached 3 bedroom house with accommodation comprising of entra hallway, lounge, kitchen diner, 3 bedrooms and family bathroom. Enclosed garden, garage with driveway (located to the rear of the property). No Ch

SPALDING £1




NO CHAIN

• Detached bungalow in popular convenient location • ample parking • established gardens • UPVC windows • gas central heating • lounge / diner • kitchen, utility / store • Energy rating D65

SPALDING OIRO £150,000



NEW PRICE

Traditional detached four bedroom house with outbuildings set in total of 4.06 acres (subject to contract) offering an excellent opportunity for an equestrian property. VIEWING ESSENTIAL

OLD LEAKE £219,950




SEMI RURAL LOCATION

Nicely presented 2/3 bedroom detached cottage situated in a semi-rural location with accommodation comprising of entrance hall, lounge, dining room, kitchen, downstairs cloakroom, conservatory to the ground floor; 2 double bedrooms, bedroom 3/study, shower room. Open views to the front and rear. Viewing Recommended. Energy efficiency rating E

SURFLEET £179,9




MUST VIEW TO APPRECIATE

4 bedroom detached house in popular residential area with ANNEXE POTENTIAL offering lounge and utility/kitchen area. Extensive accommodation comprising entrance hallway, lounge, dining room, kitchen, cloakroom and sun room. Master bedroom with dressing room and en-suite shower room, 3 further bedrooms and family bathroom to the first floor. Gas central heating. Viewing essential to appreciate the accommodation the property offers.

SPALDING £224,950



Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. Energy efficiency rating D-59.

MOULTON MARSH £119,950




NEW

Superbly presented fully modernised spacious semi-detached cottage in quiet location within popular well served Conservation village. UPVC double glazed, gas central heating, off-road parking, established garden. Reception hall, large sitting room, cloakroom, dining/family room and modern kitchen to the ground floor; master bedroom with fitted wardrobes and en-suite shower room, 2nd double bedroom and large bathroom to the first floor. Inspection highly recommende

MOULTON £149,95




NEW

Superb barn conversion set in approximately 2 acres (subject to survey). Extensive Outbuildings including 4 stables, barn incorporating 3 stock pens, recreation barn. Open fronted double garage with store room and office. Flood lit paddock plus further main paddock. Ideal Equestrian Property.

DONINGTON £389,995



Pleasantly situated on the outskirts of Holbeach town centre with extensive views of open farmland and views of Holbeach Church to the south, the property is set to be maintained. Spacious accommodation to include Lounge, Kitchen Diner, Music Room, Utility, Cloakroom, Five Bedrooms with En-Suite to the master and Family Bathroom. Generous plot, extensive off road parking, detached double garage, oil fired central heating. Requires some updating. CALL NOW TO VIEW! Energy Efficiency Rating E

HOLBEACH £249,950




Nicely presented 2 bedroom detached bungalow with garage, multiple off-road parking and low maintenance rear garden. Accommodation comprises of entrance hallway, lounge, kitchen breakfast room, 2 double bedrooms and bathroom. Energy Efficiency Rating C.

WHAPLODE £139,995

Modern detached bungalow situated in a semi rural location with views of open farmland to the rear.Accommodation comprising Lounge, Kitchen Diner,Three Bedrooms and Bathroom.The property benefits from UPVC double glazed windows and doors throughout, attached single garage with carport, enclosed rear garden with views of open farmland NO ONWARD CHAIN Energy Efficiency Rating D

HOLBEACH ST JOHN £174,95




NEW

Established semi detached house in need of complete refurbishment, conveniently situated for access to Holbeach town centre. Accommodation comprising Lounge diner, Kitchen, Cloakroom, Conservatory,Two Double Bedrooms, Bathroom and Cloakroom. Enclosed rear garden, off road parking, gas central heating. NO ONWARD CHAIN! Energy Efficiency:TBC

HOLBEACH £105,000



NEW

Established detached bungalow situated on the outskirts of town with views of open farmland to the front & rear. Good sized accommodation comprising Lounge, Separate Dining Room/Bedroom.Three further Bedrooms, Kitchen Breakfast Room, Bathroom, Separate Cloakroom, Utility Room & Conservatory UPVC double glazed windows throughout, gas central heating system, off-road parking for numerous vehicles, good sized enclosed garden, double garage. REQUIRES FURTHER UPDATING. NO ONWARD CHAIN. Energy Efficiency:TBC

HOLBEACH £189,950




NEW PRICE

Modern detached bungalow ideal for retirement/disabled buyers. Gated parking to the front, small enclosed low maintenance garden to the rear.Accommodation comprising Entrance Hall (wheel chair friendly), fitted Kitchen, Lounge,Two Double Bedrooms & bespoke Wet Room. Inspection highly recommended. Energy Efficiency Rating: C

SUTTON ST JAMES £137,500




NEW

Modern detached house in popular location within walking distance of town centre amenities. Accommodation comprising Lounge, Dining Room, Breakfast Kitchen, Utility, Cloaks, Four Bedrooms and Bathroom. Benefiting from Gas Central Heating, UPVC Double Glazing, Integral Double Garage, Off Road Parking and Enclosed Rear Garden. Must be seen. Energy Efficiency:D

HOLBEACH £215,000



Modern semi detached house pleasantly situated overlooking the green. Accommodation comprising Entrance Hall, Kitchen, Lounge Diner, Conservatory, Cloakroom, Three Bedrooms and Bathroom benefiting from UPVC double glazing throughout, oil fired central heating system, attached single garage and off-road parking for up to 3 vehicles. NO ONWARD CHAIN. Energy Efficiency:TBC

SUTTON ST JAMES £142,000




2.9 ACRES (STS)

Rare opportunity to acquire a unique property. In the Agents' opinion this registered smallholding could be used to generate an income whether from letting the apartment and annexe or as holiday lets. Situated in the heart of a popular Fenland village with easy commuter links to London via Peterborough and ideal for those wishing to escape the hustle and bustle of city life. Spacious accommodation, ample parking, 2.9 acres, paddock and wooded areas, must be seen to appreciate all it has to offer. Energy Efficiency:D & F.

GEDNEY HILL £450,000




NEW

We are privileged to offer on behalf of a local reputable builder this superb 'New Build' chalet bungalow High specification under construction (March 2015), Lounge, Dining Kitchen, Utility, Cloaks, Study, Two double Bedrooms (both with en-suites) to ground floor, Two further bedrooms and Bathroom to the first floor.

NORTHONS LANE, HOLBEACH £225,000



Deceptively spacious detached bungalow pleasantly situated on the outskirts of Holbeach with open views to the rear. Accommodation comprising Entrance Porch, Entrance Hall, Lounge, Kitchen Diner, Four Bedrooms, Family Bathroom, separate Cloakroom & Conservatory. The property benefits from UPVC double glazed windows & doors throughout, solar panels, integral single garage, off-road parking including secure gated caravan/motorhome parking, good sized enclosed rear garden. Energy Efficiency: D

HOLBEACH £259,950




MUST BE SEEN!

Beautifully appointed Edwardian Villa retaining much of the original character. Within walking distance of Long Sutton town centre and yet having the benefit of a large and tranquil rear garden, off road parking and single garage. Spacious and tastefully decorated accommodation comprising Drawing Room, Dining Room, Kitchen Breakfast Room, Garden Room, Utility & Shower Room and on the first floor Five Bedrooms and Family Bathroom. Benefiting from UPVC Double Glazed windows and doors and Gas Central Heating. MUST BE SEEN! Energy Efficiency:D

LONG SUTTON £249,950

The Property Professionals

The Property Ombudsman | OFT | MAYFAIR | RICS | rightmove.co.uk The UK's number one property website

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Superbly presented three bedroom detached bungalow located Via a private driveway . Mature established well presented gardens and multiple off road parking. Double garage. Accommodation comprising of Entrance lobby, Cloakroom, Utility, Kitchen/Breakfast Room, Sun room, Lounge, Dining room, Study, Three Bedrooms, Master En-Suite, Family Bathroom. Convenient location for all local amenities. Internal Inspection is essential to appreciate the standard and size of the accommodation offered.

SPALDING £409,995



Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. Energy efficiency rating D-59.

MOULTON MARSH £119,950




Well presented spacious detached family house offering gas centrally heated accommodation to include 5 bedrooms, bathroom, 2 shower rooms, 2 reception rooms, study, conservatory, fitted breakfast kitchen, utility room and cloakroom. Double garage, private enclosed rear garden. Convenient for Spalding town centre and onwards access to Peterborough and London.

SPALDING £229,995




Elegant 1930's semi detached house offering extremely well appointed accommodation including reception hall, sitting room, dining room, large conservatory and fitted kitchen to the ground floor; 3 bedrooms and modern bathroom to the first floor. Gated off-road parking, garage and superb private generous sized rear gardens. Viewing absolutely essential. Energy efficiency rating E-45

PINCHBECK £179,950



Spacious individually designed detached property Built Circa 2004 with large integral double garage (potential for conversion to annexe), driveway and established rear gardens. Executive accommodation including living room, dining room, modern kitchen, breakfast kitchen, utility and cloakroom on the ground floor; 4 double bedrooms (2 with en-suites) and family bathroom on the first floor. On onward chain.

WEST PINCHBECK £239,950




Substantial property in the popular village of Pinchbeck. Former Post Office with extensive 5 bedroom living accommodation (suitable for a granny annexe) with a variety of possible options for development of the whole site (subject to planning consents). Offering potential to re-open as shop or post office area could be converted or added into the existing residential use (subject to planning and building regulation consents). Gas fired central heating, on-site parking. Available by separate negotiation - Modern garage/workshop at rear or alternatively small building plot (subject to planning consent and local confirmation). Building plot by separate negotiation

PINCHBECK GUIDE PRICE £180,000




Superbly situated spacious modern bungalow with boat mooring on the River Glen. Generous sized established gardens, ample parking, integral double garage and detached triple garage/boat shed/workshop. Reception hall, breakfast kitchen, utility, cloakroom, lounge, dining room, garden room, master bedroom, en-suite shower room, 2 further double bedrooms and bathroom. Well presented throughout - inspection highly recommended. Energy efficiency rating D-60.

SURFLEET SEAS END £380,000



We are privileged to offer on behalf of a local reputable builder this superb 'New Build' chalet bungalow. High specification under construction (March 2015). Lounge, Dining Kitchen, Utility, Cloaks, Study, Two double Bedrooms (both with en-suites) to ground floor; Two further bedrooms and Bathroom to the first floor.

NORTHONS LANE, HOLBEACH £325,000




Superb 5 bedroom detached house dating to the 1930's extensively improved over the years by the current owners with reclaimed brick work, timbers etc. situated in a sought after non-estate location within Conservation village. Established gardens, gated driveway with ample parking and double garage. Spacious well appointed accommodation including 4 reception rooms, kitchen, utility, cloakroom, 5 bedrooms (2 with en-suite) and family bathroom. Viewing highly recommended. Energy efficiency rating C-69

BROAD LANE, MOULTON £415,000




Nicely presented 4 bedroom detached house with double garage offering spacious accommodation comprising of entrance hallway, cloakroom, lounge diner, kitchen diner, utility room, 4 good sized bedrooms (en-suite to the master bedroom) and family bathroom. Private enclosed mature rear gardens. No chain.

PINCHBECK £249,995



Traditional detached farmhouse circa 1930 with oil central heating and sealed unit double glazing. Rural location with extensive outbuildings and agricultural land extending to approx. 3 acres (STS), extensive parking, brick workshop/garage, open hay store, further buildings and paddock/grazing land. Three Reception rooms, Kitchen Diner, Utility Room, Cloakroom, Three Bedrooms & Bathroom. Inspection highly recommended. Energy Efficiency TBC

SUTTON ST JAMES £260,000




Detached 3/4 bedroom house situated in the popular village of Pinchbeck. Accommodation comprising entrance hall, lounge diner, conservatory, kitchen, utility room and bedroom to the ground floor; 3 bedrooms and bathroom to the first floor. Off road parking and enclosed rear garden. Viewing recommended.

PINCHBECK £184,950




Immaculately presented detached cottage situated on the outskirts of popular fen village just south of Sutton St James and Tydd. Set in approximately half an acre (stts) of mature gardens with ample off road parking this property really must be seen to appreciate all it has to offer. Accommodation comprising Lounge, Dining Room, Farmhouse Kitchen, Three Bedrooms, Bathroom and Utility/Laundry. Oil Central Heating and UPVC Double glazing. Energy Efficiency Rating TBC

FLEET £269,950

Deceptively spacious detached bungalow pleasantly situated on the outskirts of Holbeach with open views to the rear. Accommodation comprising Entrance Porch, Entrance Hall, Lounge, Kitchen Diner, Four Bedrooms, Family Bathroom, separate Cloakroom & Conservatory. The property benefits from UPVC double glazed windows & doors throughout, solar panels, integral single garage, off-road parking including secure gated access/pedestrian parking, good sized enclosed rear garden. Energy Efficiency D

HOLBEACH £259,950



Willerby Rio 2010 mobile home, pleasantly situated on the popular Heron Cottage site. Open plan Kitchen, Lounge, Dining Room, Two Bedrooms, Bathroom & En-Suite Cloakroom. Gas Central Heating, UPVC Double Glazing, enclosed garden area. NO ONWARD CHAIN.

HOLBEACH FEN £17,950



Detached bungalow in popular mid-village location within easy walking distance of town centre amenities. Accommodation comprising Entrance Porch, Entrance Hall, Kitchen, Utility/Breakfast Room, Two Bedrooms & Bathroom. Established private rear garden, driveway & garage. UPVC windows, gas central heating. Viewing highly recommended NO ONWARD CHAIN! energy Efficiency Rating D

HOLBEACH £139,950



Fully refurbished traditional red bricked terraced cottage in pleasant village location. Generous sized established rear gardens, on street parking (with an option to rent 1 or 2 parking spaces from the neighbour). UPVC double glazing, night storage heaters. Convenient for Peterborough (11 miles), Stamford (27 miles) and the Norfolk Coast (42 miles) NO ONWARD CHAIN. Energy Efficiency Rating TBC

WHAPLODE DROVE £110,000




Three Bedroom Semi-detached house situated within walking distance of Holbeach town centre amenities. Accommodation comprising Entrance Hall, Lounge, Kitchen Diner, Three Bedrooms & Bathroom. The property benefits from an enclosed rear garden, off-road parking, gas central heating system & UPVC double glazed windows & doors. Viewing recommended. Energy Efficiency Rating TBC.

HOLBEACH £124,950

Well presented inner terraced house in non estate village location. Accommodation includes lounge, modern fitted kitchen diner, two bedrooms & bathroom. UPVC double glazed windows and doors throughout, electric heating. Lawned front garden, low maintenance enclosed court yard style rear garden, two allocated parking spaces to the rear. Ideal for Investment/First Time Buyer. Energy Efficiency Rating: C

HOLBEACH ST JOHNS £95,000




Charming detached bungalow having been recently modernised throughout, on the outskirts of Gedney Hill. Situated on a plot extending to approx. 1/3 acre (STS), double garage, gravelled driveway providing ample off-road parking, views of open farmland. Accommodation comprising Entrance Hall, Inner Hallway, Side Entrance Lobby, Lounge, Kitchen Diner, Utility Room, Conservatory, Two Double Bedrooms, En-suite to Master, Bedroom Three/Study & Family Bathroom. Energy Efficiency Rating E.

GEDNEY HILL £245,000

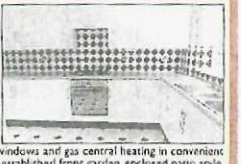



Modern semi detached house pleasantly situated overlooking the green. Accommodation comprising Entrance Hall, Kitchen, Lounge Diner, Conservatory, Cloakroom, Three Bedrooms and Bathroom, benefiting from UPVC double glazing throughout, oil fired central heating system, attached single garage and off-road parking for up to 3 vehicles. NO ONWARD CHAIN. Energy Efficiency TBC

SUTTON ST JAMES £139,999

Deceptively spacious modern detached bungalow with accommodation comprising Lounge Diner, Kitchen Diner, Three Double Bedrooms with En Suite to the Master and Family Bathroom. Benefiting from UPVC double glazed windows and doors, gas central heating, single garage, good sized private enclosed rear garden. Viewing recommended! Energy Efficiency Rating: D.

GEDNEY £173,500

Three bedroom detached house with UPVC windows and gas central heating in convenient town location. Ample off-road parking, garage, established front garden, enclosed patio style garden to the rear. Entrance Hall, Lounge, Dining Room, Kitchen, Utility room, Cloakroom. Three Bedrooms and Bathroom. NO ONWARD CHAIN! Energy Efficiency Rating: C

HOLBEACH £159,950

SPALDING 01775 766766

HOLBEACH 01406 422760

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Appendix E

RIGHTMOVE CONTACT FROM INTERESTED PARTIES

Date	Detailed views
June 2014	466
July 2014	446
August 2014	418
September 2014	348
October 2014	335
November 2014	294
December 2014	227
January 2015	418
February 2015	437
March 2015	481
April 2015	398
May 2015	407

APPENDIX E

Annabel Parkinson

From: Longstaff, Spalding <charlotte@longstaff.com>
Sent: 16 July 2014 13:36
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: charlotte@longstaff.com

Longstaff Client Report

Middle Marsh Farm Bungalo, Middle Marsh Road, PE12 6LL Wednesday 16 Jul 2014



Moulton Marsh
4 bedrooms
Detached Bungalow
£119,950

Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. 'Guildway' construction - mortgage ability may be restricted (further details after amen...

First loaded on **Saturday 31 May 2014**. Last update: **Saturday 21 Jun 2014**.

Currently displayed with: **1 photograph and 1 brochure**.

To view your property online visit: http://www.rightmove.co.uk/property/30647358.

Rightmove Performance Data	Last 7 days		Last 14 days		Last 28 days	
[green ↑= above average | red ↓= below]	Your Property	Branch Average	Your Property	Branch Average	Your Property	Branch Average
Appeared in search results this many times:	2111 ↑	1094	4126 ↑	2134	8522 ↑	4585
Appeared in property details this many times:	108 ↑	51	216 ↑	103	466 ↑	234
Conversion rate*:	5.1% ↑	4.7%	5.2% ↑	4.9%	5.5% ↑	5.1%
Extra Detail Views:**	75 ↑	56	163 ↑	110	377 ↑	243

*The conversion between the number of times your property appears in search results on Rightmove and the number of times a person clicks to view your property details within these search results. Speak to your agent about refreshing your property listing to increase this conversion rate.

**Extra detail views is the number of times your property is seen from extra sources, without home hunters performing a search on Rightmove.co.uk. Examples of these sources are the Rightmove iPhone app, Rightmove Desktop app, email alerts or Twitter. Visit www.rightmove.co.uk/property-to-you to see more.

For questions or comments, please contact Longstaff on 0330 101 1737.

Annabel Parkinson

From: Longstaff, Spalding <charlotte@longstaff.com>
Sent: 30 July 2014 10:59
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: charlotte@longstaff.com

Longstaff Client Report

Middle Marsh Farm Bungalo, Middle Marsh Road, PE12 6LL Wednesday 30 Jul 2014



Moulton Marsh
4 bedrooms
Detached Bungalow
£119,950

Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. 'Guildway' construction - mortgage ability may be restricted (further details after amen...

First loaded on **Saturday 31 May 2014**. Last update: **Saturday 21 Jun 2014**.

Currently displayed with: **1 photograph and 1 brochure.**

To view your property online visit: http://www.rightmove.co.uk/property/30647358.

Rightmove Performance Data	Last 7 days		Last 14 days		Last 28 days	
[green ↑= above average | red ↓= below]	Your Property	Branch Average	Your Property	Branch Average	Your Property	Branch Average
Appeared in search results this many times:	1949 ↑	1092	3987 ↑	2181	8169 ↑	4354
Appeared in property details this many times:	108 ↑	55	220 ↑	114	446 ↑	220
Conversion rate*:	5.5% ↑	5.1%	5.5% ↑	5.2%	5.5% ↑	5.1%
Extra Detail Views:**	66 ↑	59	146 ↑	119	303 ↑	231

*The conversion between the number of times your property appears in search results on Rightmove and the number of times a person clicks to view your property details within these search results. Speak to your agent about refreshing your property listing to increase this conversion rate.

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For questions or comments, please contact Longstaff on 0330 101 1737.

Annabel Parkinson

From: Longstaff, Spalding <charlotte@longstaff.com>
Sent: 03 September 2014 09:41
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: charlotte@longstaff.com

Longstaff Client Report

Middle Marsh Farm Bungalo, Middle Marsh Road, PE12 6LL Wednesday 03 Sep 2014



Moulton Marsh
4 bedrooms
Detached Bungalow
£119,950

Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. 'Guildway' construction - mortgage ability may be restricted (further details after amen...

First loaded on **Saturday 31 May 2014**. Last update: **Saturday 21 Jun 2014**.

Currently displayed with: **1 photograph and 1 brochure**.

To view your property online visit: http://www.rightmove.co.uk/property/30647358.

Rightmove Performance Data	Last 7 days		Last 14 days		Last 28 days	
[green ↑= above average | red ↓= below]	Your Property	Branch Average	Your Property	Branch Average	Your Property	Branch Average
Appeared in search results this many times:	1896 ↑	1223	3990 ↑	2404	8214 ↑	4581
Appeared in property details this many times:	92 ↑	64	190 ↑	122	418 ↑	226
Conversion rate*:	4.9% ↓	5.3%	4.8% ↓	5.1%	5.1% ↑	4.9%
Extra Detail Views:**	83 ↑	63	156 ↑	123	328 ↑	229

*The conversion between the number of times your property appears in search results on Rightmove and the number of times a person clicks to view your property details within these search results. Speak to your agent about refreshing your property listing to increase this conversion rate.

**Extra detail views is the number of times your property is seen from extra sources, without home hunters performing a search on Rightmove.co.uk. Examples of these sources are the Rightmove iPhone app, Rightmove Desktop app, email alerts or Twitter. Visit www.rightmove.co.uk/property-to-you to see more.

For questions or comments, please contact Longstaff on 0330 101 1737.

Annabel Parkinson

From: Longstaff, Spalding <charlotte@longstaff.com>
Sent: 30 September 2014 13:44
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: charlotte@longstaff.com

Longstaff Client Report

Middle Marsh Farm Bungalo, Middle Marsh Road, PE12 6LL Tuesday 30 Sep 2014



Moulton Marsh
4 bedrooms
Detached Bungalow
£119,950

Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. 'Guildway' construction - mortgage ability may be restricted (further details after amen...

First loaded on **Saturday 31 May 2014**. Last update: **Saturday 21 Jun 2014**.

Currently displayed with: **1 photograph and 1 brochure**.

To view your property online visit: http://www.rightmove.co.uk/property/30647358.

Rightmove Performance Data	Last 7 days		Last 14 days		Last 28 days	
[green ↑= above average | red ↓= below]	Your Property	Branch Average	Your Property	Branch Average	Your Property	Branch Average
Appeared in search results this many times:	1967 ↑	1379	3841 ↑	2576	7691 ↑	4981
Appeared in property details this many times:	88 ↑	63	176 ↑	118	348 ↑	225
Conversion rate*:	4.5% ↓	4.6%	4.6% ↓	4.6%	4.5% ↓	4.5%
Extra Detail Views:**	67 ↑	63	136 ↑	119	305 ↑	230

*The conversion between the number of times your property appears in search results on Rightmove and the number of times a person clicks to view your property details within these search results. Speak to your agent about refreshing your property listing to increase this conversion rate.

**Extra detail views is the number of times your property is seen from extra sources, without home hunters performing a search on Rightmove.co.uk. Examples of these sources are the Rightmove iPhone app, Rightmove Desktop app, email alerts or Twitter. Visit www.rightmove.co.uk/property-to-you to see more.

For questions or comments, please contact Longstaff on 0330 101 1737.

Annabel Parkinson

From: Longstaff, Spalding <charlotte@longstaff.com>
Sent: 23 October 2014 09:59
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: charlotte@longstaff.com

Longstaff Client Report

Middle Marsh Farm Bungalo, Middle Marsh Road, PE12 6LL Thursday 23 Oct 2014

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Moulton Marsh
4 bedrooms
Detached Bungalow
£119,950

Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. 'Guildway' construction - mortgage ability may be restricted (further details after amen...

First loaded on **Saturday 31 May 2014**. Last update: **Saturday 21 Jun 2014**.

Currently displayed with: **1 photograph and 1 brochure**.

To view your property online visit: http://www.rightmove.co.uk/property/30647358.

Rightmove Performance Data [green = above average | red = below]	Last 7 days		Last 14 days		Last 28 days	
	Your Property	Branch Average	Your Property	Branch Average	Your Property	Branch Average
Appeared in search results this many times:	1979	1251	3940	2584	7694	5402
Appeared in property details this many times:	78	54	181	117	335	249
Conversion rate*:	3.9%	4.3%	4.6%	4.5%	4.4%	4.6%
Extra Detail Views:**	70	60	141	124	314	259

*The conversion between the number of times your property appears in search results on Rightmove and the number of times a person clicks to view your property details within these search results. Speak to your agent about refreshing your property listing to increase this conversion rate.

Annabel Parkinson

From: Longstaff, Spalding <charlotte@longstaff.com>
Sent: 02 December 2014 10:24
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: charlotte@longstaff.com

Longstaff Client Report

Middle Marsh Farm Bungalo, Middle Marsh Road, PE12 6LL Tuesday 02 Dec 2014



Moulton Marsh
4 bedrooms
Detached Bungalow
£119,950

Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. 'Guildway' construction - mortgage ability may be restricted (further details after amen...

First loaded on **Saturday 31 May 2014**. Last update: **Thursday 20 Nov 2014**.

Currently displayed with: **1 photograph and 2 brochures**.

To view your property online visit: http://www.rightmove.co.uk/property/30647358.

Rightmove Performance Data	Last 7 days		Last 14 days		Last 28 days	
[green ↑= above average | red ↓= below]	Your Property	Branch Average	Your Property	Branch Average	Your Property	Branch Average
Appeared in search results this many times:	1422 ↑	979	3269 ↑	2267	6824 ↑	5219
Appeared in property details this many times:	61 ↑	38	126 ↑	83	294 ↑	199
Conversion rate*:	4.3% ↑	3.9%	3.9% ↑	3.7%	4.3% ↑	3.8%
Extra Detail Views:**	51 ↑	48	130 ↑	105	298 ↑	247

*The conversion between the number of times your property appears in search results on Rightmove and the number of times a person clicks to view your property details within these search results. Speak to your agent about refreshing your property listing to increase this conversion rate.

**Extra detail views is the number of times your property is seen from extra sources, without home hunters performing a search on Rightmove.co.uk. Examples of these sources are the Rightmove iPhone app, Rightmove Desktop app, email alerts or Twitter. Visit www.rightmove.co.uk/property-to-you to see more.

For questions or comments, please contact Longstaff on 0330 101 1737.

Annabel Parkinson

From: Longstaff, Spalding <charlotte@longstaff.com>
Sent: 30 December 2014 10:35
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: charlotte@longstaff.com

Longstaff Client Report

Middle Marsh Farm Bungalo, Middle Marsh Road, PE12 6LL Tuesday 30 Dec 2014



Moulton Marsh
4 bedrooms
Detached Bungalow
£119,950

Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. 'Guildway' construction - mortgage ability may be restricted (further details after amen...

First loaded on **Saturday 31 May 2014**. Last update: **Wednesday 17 Dec 2014**.

Currently displayed with: **1 photograph and 2 brochures**.

To view your property online visit: http://www.rightmove.co.uk/property/30647358.

Rightmove Performance Data	Last 7 days		Last 14 days		Last 28 days	
[green ↑= above average | red ↓= below]	Your Property	Branch Average	Your Property	Branch Average	Your Property	Branch Average
Appeared in search results this many times:	1425 ↑	889	2700 ↑	1839	5386 ↑	3814
Appeared in property details this many times:	64 ↑	41	132 ↑	82	227 ↑	170
Conversion rate*:	4.5% ↓	4.6%	4.9% ↑	4.5%	4.2% ↓	4.5%
Extra Detail Views:**	95 ↑	61	166 ↑	124	349 ↑	245

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For questions or comments, please contact Longstaff on 0330 101 1737.

Annabel Parkinson

From: Longstaff, Spalding <autoresponder@rightmove.com>
Sent: 30 January 2015 16:39
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: sales@longstaff.com

Longstaff Client Report

Middle Marsh Farm Bungalo, Middle Marsh Road, PE12 6LL Friday 30 Jan 2015



Moulton Marsh
4 bedrooms
Detached Bungalow
£119,950

Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. 'Guildway' construction - mortgage ability may be restricted (further details after amen...

First loaded on **Saturday 31 May 2014**. Last update: **Wednesday 17 Dec 2014**.

Currently displayed with: **1 photograph and 2 brochures**.

To view your property online visit: http://www.rightmove.co.uk/property/30647358.

Rightmove Performance Data	Last 7 days		Last 14 days		Last 28 days	
[green ↑= above average | red ↓= below]	Your Property	Branch Average	Your Property	Branch Average	Your Property	Branch Average
Appeared in search results this many times:	2329 ↑	1529	4858 ↑	3196	9330 ↑	5910
Appeared in property details this many times:	116 ↑	75	205 ↑	157	418 ↑	290
Conversion rate*:	5.0% ↑	4.9%	4.2% ↓	4.9%	4.5% ↓	4.9%
Extra Detail Views:**	113 ↑	85	236 ↑	183	485 ↑	361

*The conversion between the number of times your property appears in search results on Rightmove and the number of times a person clicks to view your property details within these search results. Speak to your agent about refreshing your property listing to increase this conversion rate.

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For questions or comments, please contact Longstaff on 0330 101 1737.

Annabel Parkinson

From: Longstaff, Spalding <autoresponder@rightmove.com>
Sent: 03 March 2015 09:52
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: sales@longstaff.com

Longstaff Client Report

Middle Marsh Farm Bungalo, Middle Marsh Road, PE12 6LL Tuesday 03 Mar 2015



Moulton Marsh
4 bedrooms
Detached Bungalow
£119,950

Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. 'Guildway' construction - mortgage ability may be restricted (further details after amen...

First loaded on **Saturday 31 May 2014**. Last update: **Wednesday 17 Dec 2014**.

Currently displayed with: **1 photograph and 1 brochure**.

To view your property online visit: http://www.rightmove.co.uk/property/30647358.

Rightmove Performance Data	Last 7 days		Last 14 days		Last 28 days	
[green ↑= above average | red ↓= below]	Your Property	Branch Average	Your Property	Branch Average	Your Property	Branch Average
Appeared in search results this many times:	2047 ↑	1573	4660 ↑	3391	9127 ↑	6676
Appeared in property details this many times:	93 ↑	71	237 ↑	156	437 ↑	320
Conversion rate*:	4.5% ↓	4.5%	5.1% ↑	4.6%	4.8% ↓	4.8%
Extra Detail Views:**	126 ↑	86	223 ↑	189	476 ↑	404

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Annabel Parkinson

From: Longstaff, Spalding <autoresponder@rightmove.com>
Sent: 31 March 2015 09:52
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: sales@longstaff.com

Longstaff Client Report

Middle Marsh Farm Bungalo, Middle Marsh Road, PE12 6LL Tuesday 31 Mar 2015



Moulton Marsh
4 bedrooms
Detached Bungalow
£119,950

Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. 'Guildway' construction - mortgage ability may be restricted (further details after amen...

First loaded on **Saturday 31 May 2014**. Last update: **Wednesday 17 Dec 2014**.

Currently displayed with: **1 photograph and 1 brochure**.

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Rightmove Performance Data	Last 7 days		Last 14 days		Last 28 days	
[green ↑= above average | red ↓= below]	Your Property	Branch Average	Your Property	Branch Average	Your Property	Branch Average
Appeared in search results this many times:	2181 ↑	1589	4353 ↑	3107	8729 ↑	6053
Appeared in property details this many times:	123 ↑	75	242 ↑	151	481 ↑	291
Conversion rate*:	5.6% ↑	4.7%	5.6% ↑	4.9%	5.5% ↑	4.8%
Extra Detail Views:**	97 ↓	98	252 ↑	195	470 ↑	367

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For questions or comments, please contact Longstaff on 0330 101 1737.

Annabel Parkinson

From: Longstaff, Spalding <autoresponder@rightmove.com>
Sent: 30 April 2015 10:00
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: sales@longstaff.com

Longstaff Client Report

Middle Marsh Farm Bungalo, Middle Marsh Road, PE12 6LL Thursday 30 Apr 2015



Moulton Marsh
4 bedrooms
Detached Bungalow
£119,950

Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. 'Guildway' construction - mortgage ability may be restricted (further details after amen...

First loaded on **Saturday 31 May 2014**. Last update: **Wednesday 17 Dec 2014**.

Currently displayed with: **1 photograph and 1 brochure**.

To view your property online visit: http://www.rightmove.co.uk/property/30647358.

Rightmove Performance Data	Last 7 days		Last 14 days		Last 28 days	
[green ↑= above average | red ↓= below]	Your Property	Branch Average	Your Property	Branch Average	Your Property	Branch Average
Appeared in search results this many times:	2084 ↑	1435	4115 ↑	2748	8446 ↑	5630
Appeared in property details this many times:	102 ↑	70	192 ↑	131	398 ↑	265
Conversion rate*:	4.9% ↑	4.9%	4.7% ↓	4.8%	4.7% ↓	4.7%
Extra Detail Views:**	115 ↑	87	251 ↑	166	468 ↑	353

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**Extra detail views is the number of times your property is seen from extra sources, without home hunters performing a search on Rightmove.co.uk. Examples of these sources are the Rightmove iPhone app, Rightmove Desktop app, email alerts or Twitter. Visit www.rightmove.co.uk/property-to-you to see more.

For questions or comments, please contact Longstaff on 0330 101 1737.

Annabel Parkinson

From: Longstaff, Spalding <autoresponder@rightmove.com>
Sent: 29 May 2015 14:02
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: sales@longstaff.com

Longstaff Client Report

Middle Marsh Bungalow, Middle Marsh Road, PE12 6LL Friday 29 May 2015



Moulton Marsh
4 bedrooms
Detached Bungalow
£119,950

Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. 'Guildway' construction - mortgage ability may be restricted (further details after amen...

First loaded on **Saturday 31 May 2014**. Last update: **Friday 15 May 2015**.

Currently displayed with: **1 photograph and 2 brochures**.

To view your property online visit: http://www.rightmove.co.uk/property/30647358.

Rightmove Performance Data	Last 7 days		Last 14 days		Last 28 days	
[green ↑= above average | red ↓= below]	Your Property	Branch Average	Your Property	Branch Average	Your Property	Branch Average
Appeared in search results this many times:	2083 ↑	1298	3946 ↑	2651	8469 ↑	5119
Appeared in property details this many times:	93 ↑	62	180 ↑	128	407 ↑	249
Conversion rate*:	4.5% ↓	4.8%	4.6% ↓	4.8%	4.8% ↓	4.9%
Extra Detail Views:**	119 ↑	94	253 ↑	188	440 ↑	346

*The conversion between the number of times your property appears in search results on Rightmove and the number of times a person clicks to view your property details within these search results. Speak to your agent about refreshing your property listing to increase this conversion rate.

Longstaff Client Report - Thursday 18 June 2015

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: sales@longstaff.com

Middle Marsh Bungalow, Middle Marsh Road, PE12 6LL



£119,950
Detached Bungalow 4 bedrooms
Moulton Marsh

Four bedroom detached bungalow in rural location convenient for Spalding, Holbeach and Boston. Total site area approximately 0.23 acres (Subject to Survey) Subject to an agricultural habitation clause. 'Guildway' construction - mortgage ability may be restricted (further details after amen...

First loaded on **Saturday 31 May 2014**. Last update: **Friday 15 May 2015**.

Currently displayed with: **1 photograph and 2 brochures**.

To view your property online visit:
www.rightmove.co.uk/property/30647358.

Rightmove Performance Data	Last 7 days		Last 14 days	
[green ↑ = above average | red ↓ = below]	Your Property	Branch Average	Your Property	Branch Average
Property Advert seen in search results this many times:	1942 ↑	1324	4001 ↑	2562
Number of times a searcher clicked through to see more details:	83 ↑	57	189 ↑	109
Click through rate*:	4.3% ↓	4.3%	4.7% ↑	4.3%
Number of extra detail views**:	118 ↑	84	211 ↑	162

* CTR - Click through rate is a key indicator of your property's advertising effectiveness on Rightmove. Measured as a percentage, it represents the number of click through's from a property summary view (e.g. the property advert) to the actual property details.

** Extra detail views is the number of times your full property details get seen, outside of the normal click through from your property advert. Please visit www.rightmove.co.uk/property-to-you for more information.

For questions or comments, please contact Longstaff on 0330 101 1737.

Longstaff advertise on Rightmove.co.uk, the UK's number one property website. More than 4.9 million home hunters view over 444 million page views per month on Rightmove. Over 20,000 members advertise over 1,120,000 properties for sale or rent in the UK and Overseas.

Appendix F

LIST OF VIEWINGS/ENQUIRIES MADE

1 Mr C – Lived locally, and worked in agriculture, viewed but not able to sell his own house and therefore able to make an offer that could be fulfilled.

2 Mrs P– Lived locally, and worked in agriculture, viewed 3 times, but considered not suitable for them, and they are proceeding with purchasing another agricultural restricted property at Sutton St James.

3 Mrs G - Lived locally, and worked in agriculture, viewed but then found the property was not suitable for them.

4 Mr B - Lived locally, and worked in agriculture, viewed but not suitable for them.

5 Mr R – Lived in Surrey on tenanted farm about to retire, therefore not local, and did therefore not actually comply

6 Mrs S – Lived in Kings Lynn – both herself and partner worked in agriculture, complied, but when viewed considered not suitable.

7 A number of other parties took particulars when enquiring at our offices during the period of marketing, or viewed through Rightmove/Longstaff website and printed off details or had particulars emailed to them, but did not register their further interest, and no other parties made any requests to view.

ACCOMMODATION

ENTRANCE/CONSERVATORY:
5.55m x 2.40m (about 18'2" x 7'10").

BREAKFAST KITCHEN:
3.65m x 5.74m (about 12'0" x 18'10"), double drainer sink unit, cupboards and drawers, work surface with cupboards and drawers under, part tiled surrounds, eye level cupboards, separate base unit, double radiator.

WALK-IN PANTRY OFF:
1.15m x 3.80m (about 3'3" x 12'6") with fitted shelves.

SITTING ROOM:
4.62m x 4.61m (about 15'0" x 15'0"), glazed double doors from kitchen, 2 radiators.

INNER HALLWAY:
Radiator, Airing Cupboard with lagged copper hot water cylinder and immersion heater with fitted shelves.

BEDROOM NO. 1 (SOUTH EAST):
3.58m x 3m (about 11'9" x 9'10" minimum) built-in wardrobes with hanging rail and shelves.

BEDROOM NO. 2 (SOUTH):
2.82m x 3.01m (about 9'3" x 9'11"), 2 double built-in wardrobes with hanging rail and shelves.

BEDROOM NO. 3 (NORTH EAST):
2.94m x 3.04m (about 9'8" x 10'0" minimum) 2 double built-in wardrobes.

BEDROOM NO. 4 (EAST):
2.50m x 2.10m (about 8'2" x 6'11"), fitted shelves, access to roof space, built-in wardrobe with shelved cupboard.

BATHROOM (NORTH):
1.74m x 3.04m (about 5'9" x 10'0"), coloured suite comprising panelled bath, pedestal wash hand basin, low level WC, fully tiled, Airing Cupboard with fitted shelves, radiator.

ATTACHED LEAN-TO BOILER HOUSE:
2.79m x 3.38m (about 9'2" x 11'1") with oil fired boiler.

OUTSIDE

The gardens require further establishment - there is vehicular access from Middle Marsh Road and the total site extends to some 0.23 acres (about 950sq.m.).

OCCUPATION CLAUSE:
The property was built in about 1976 subject to an Agricultural Habitation Clause restricting the ownership/ occupation of the property to those employed locally in agricultural or horticultural or last employed if now retired or a dependent thereof. Interested parties will be required to demonstrate that they can comply with this clause prior to confirming arrangements for viewing.

DIRECTIONS:
From Spalding proceed easterly along the A151 and at Moulton, bear left to Moulton Seas End and then continuing through the village along Moulton Common until you reach the A17. Turn left on to the A17 and then proceed for about half a mile taking a right turn into Middle Marsh Road. The property is located about three quarters of a mile down Middle Marsh Road on the right hand side.
If approaching from Fosdyke Bridge, continue along the A17 taking the first left into Middle Marsh Road.

AMENITIES:
The property is located in a rural position with no immediate facilities. Nearby villages including Fosdyke, Moulton Seas End and Saracens Head and the larger centres of Holbeach, Spalding and Boston within reasonable travelling distance.

CONSTRUCTION TYPE:
We are reliably informed that this property is a 'Guildway' design of property which was delivered to the site for assembly with a brick outer skin. This non-standard method of construction may restrict the mortgage ability.

Contact Details and for Further Information
Please Contact Graham Johnson on 01775 766766.

VIEWING ARRANGEMENTS:
Please refer to the Occupation Clause paragraph above to ensure we are aware of your circumstances prior to arranging viewings.

GENERAL INFORMATION

TENURE
Freehold with vacant possession upon completion.

SERVICES
Private drainage, mains water and electricity will be connected.

COUNCIL TAX
Band A

LOCAL AUTHORITIES
South Holland District Council
Priory Road, Spalding, Lincs. PE11 2XE
CALL 01775 761161
Anglian Water Services Ltd.
PO Box 46, Spalding, Lincs. PE11 1DB
CALL 0800 919155
Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL
CALL 01522 552222

PARTICULAR CONTENT
Longstaffs make every effort to produce accuracy 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 in brackets 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 in working order. Buyers are advised to check the viability of these with their solicitors or surveyors

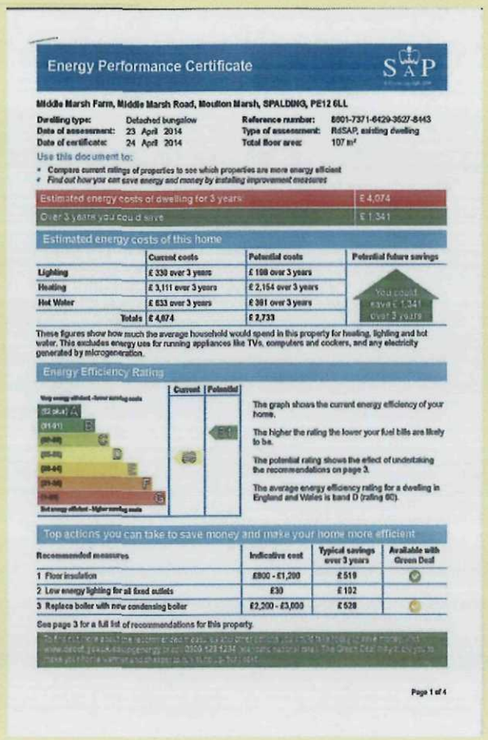
These particulars are issued subject to the property described above not being sold, let, withdrawn, or otherwise disposed of. The particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

APPENDIX G

EST 1770

Longstaff.com

CHARTERED SURVEYORS



Energy Performance Certificate

SAP

Middle Marsh Farm, Middle Marsh Road, Moulton Marsh, SPALDING, PE12 6LL

Dwelling type: Detached bungalow
Date of assessment: 23 April 2014
Date of certificate: 24 April 2014
Reference number: 8801-7371-6429-3627-8443
Type of assessment: RdSAP, existing dwelling
Total floor area: 107 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years	£ 4,074
Over 3 years you could save	£ 1,341

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 198 over 3 years	You could save £ 1,341 over 3 years
Heating	£ 3,111 over 3 years	£ 2,154 over 3 years	
Hot Water	£ 633 over 3 years	£ 381 over 3 years	
Totals	£ 4,074	£ 2,733	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

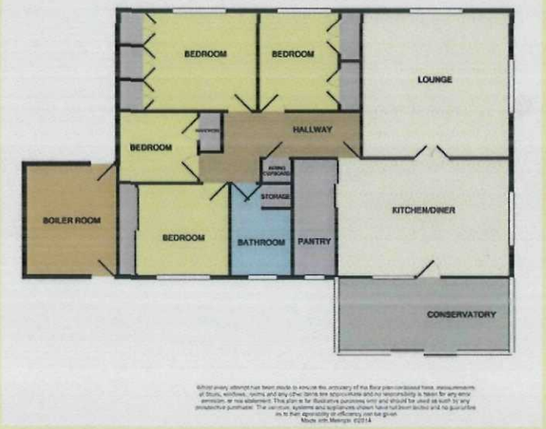
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 519	
2 Low energy lighting for all fixed outlets	£30	£ 102	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 528	

See page 3 for a full list of recommendations for this property.

Page 1 of 4



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SURVEYORS AND VALUERS SAVA ACCREDITATION

www.Longstaff.com

RICS

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

EST 1770

5 New Road, Spalding, Lincolnshire PE11 1BS
EMAIL admin@longstaff.com WEB www.longstaff.com

Longstaff.com

SPALDING RESIDENTIAL 01775 766766

HOLBEACH 01406 422760 BOURNE 01778 420406



MIDDLE MARSH FARM BUNGALOW, MIDDLE MARSH ROAD, MOULTON MARSH

Price £119,950 Freehold

Detached four bedroom bungalow in rural location convenient for Spalding, Holbeach and Boston.
Total site area approximately 0.23 acres (subject to survey)
SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE
'Guildway' construction - mortgage ability may be restricted (further details after amenities)

SURVEYORS AND VALUERS SAVA ACCREDITATION

www.Longstaff.com

RICS

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