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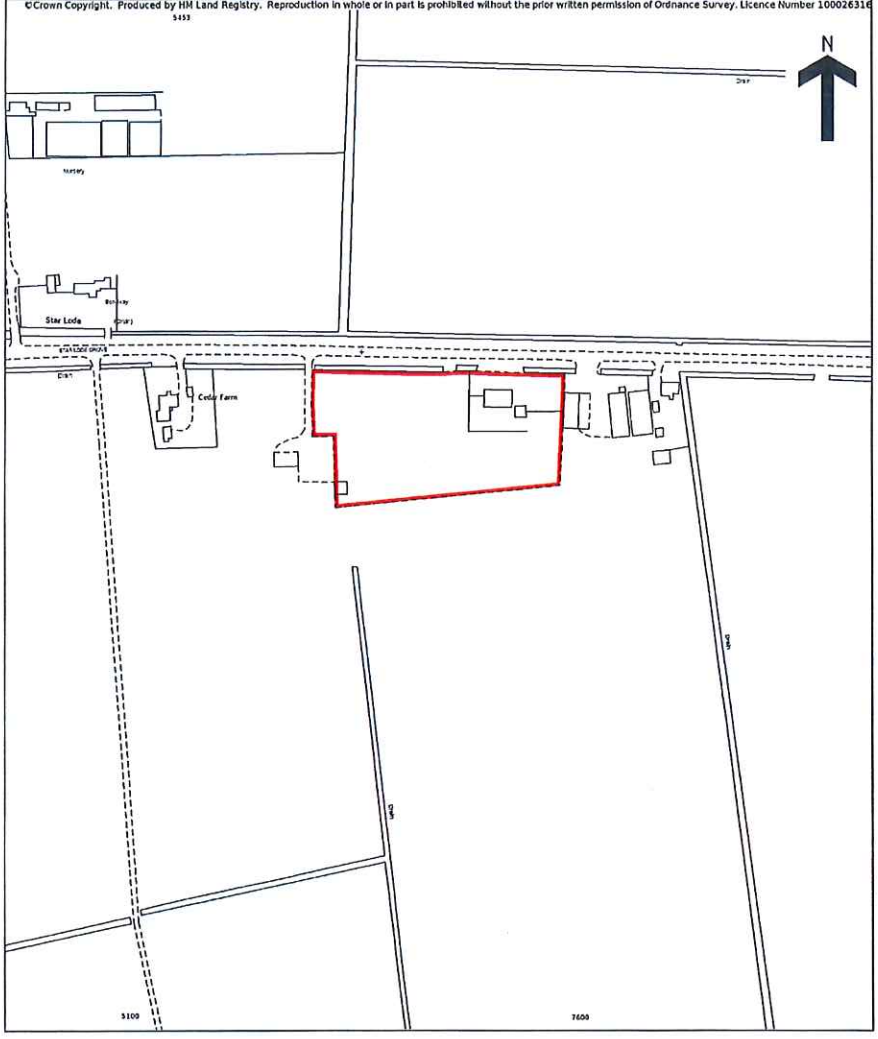
APPENDIX A

PLANS OF 93 STARLODE DROVE
LAND REGISTRY TITLE PLAN

HM Land Registry
Official copy of
title plan

Title number **LL231615**
Ordnance Survey map reference **TF1826SE**
Scale **1:2500**
Administrative area **Lincolnshire : South Holland**

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This official copy is incomplete without the preceding notes page.

LOCATION PLAN

PLANS ARE FOR IDENTIFICATION PURPOSES ONLY AND NOT TO SCALE

APPENDIX B

Lincolnshire County Council

LCP.16

Deemed Planning Permission

Town and Country Planning Act 1971

Town and Country Planning General Regulations 1976

Date of Proposal 7 December 1983 Planning Reference No. H14/1016/83

Part 1 Planning Permission

† 1. On 12 March 1984 the Lincolnshire County Council resolved, for the purposes of Regulation 4 (5) of the Town and Country Planning General Regulations 1976, to carry out the following development

or † 1. [redacted]

namely, to erect a bungalow and construct a pedestrian and vehicular access at Proctor's Farm, Starlode Grove, WEST PLUMBLOCK

2. Take notice that Planning Permission is thereby deemed to have been granted, on that date, by the Secretary of State for the Environment to carry out that development subject to the following condition(s)

† *Complete as appropriate*

Part 2 Condition(s)

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:

   (a) The expiration of five years from the date of this permission;
   (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

/continued .....

[redacted]
The reason(s) for the condition(s) is (are):-
[redacted]
1. Required to be imposed pursuant to section [redacted] of the Town and Country Planning Act 1971.

Signed .....
~~Director of Administration~~
County Solicitor

Date 16 MAR 1984

NOTES:

1. *This permission must be entered in the statutory register of planning decisions maintained by the District Council (as required by the Town and Country Planning General Regulations 1976). In addition the District Council is requested to make an entry in the Land Charges Register of any conditions attached to this permission.*
2. *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.*

PLANNING CONSENT REF NO: H14/1016/83

2. Before any development is commenced, details of the siting, design and appearance of the proposed dwelling and any garage, and of the means of access thereto, (referred to as the "reserved matters" in the foregoing condition) shall be submitted to and approved by the Local Planning Authority.

3. 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 of the Town and Country Planning Act 1971, or in forestry or a dependant of such a person residing with him (but including a widow or widower of such a person).

4. When application is made to the County Planning Authority for approval of the "reserved matters", that application shall be accompanied by a scheme of landscaping and tree planting (indicating inter alia, the number, species, height on planting and positions of all the trees) in respect of the land to which that application relates; and such scheme shall require the approval of the Director of Highways and Planning before any development is commenced. Such scheme as approved by the Director of Highways and Planning shall be carried out in its entirety within the period of 12 months beginning with the date on which development of that land is commenced (or within such longer period as may be agreed in writing with the Director of Highways and Planning). All trees, shrubs and bushes shall be adequately maintained for the period of 10 years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

REASONS

1. Required to be imposed pursuant to Section 42 of the Town and Country Planning Act 1971.

2. The submission is in "outline" form.

3. The site is in a rural area where it is the policy of the County Planning Authority, in the interests of the safeguarding of the rural character and appearance of the area, not to permit development unless it is required to meet a local agricultural need. Permission has been granted only in the light of local agricultural need.

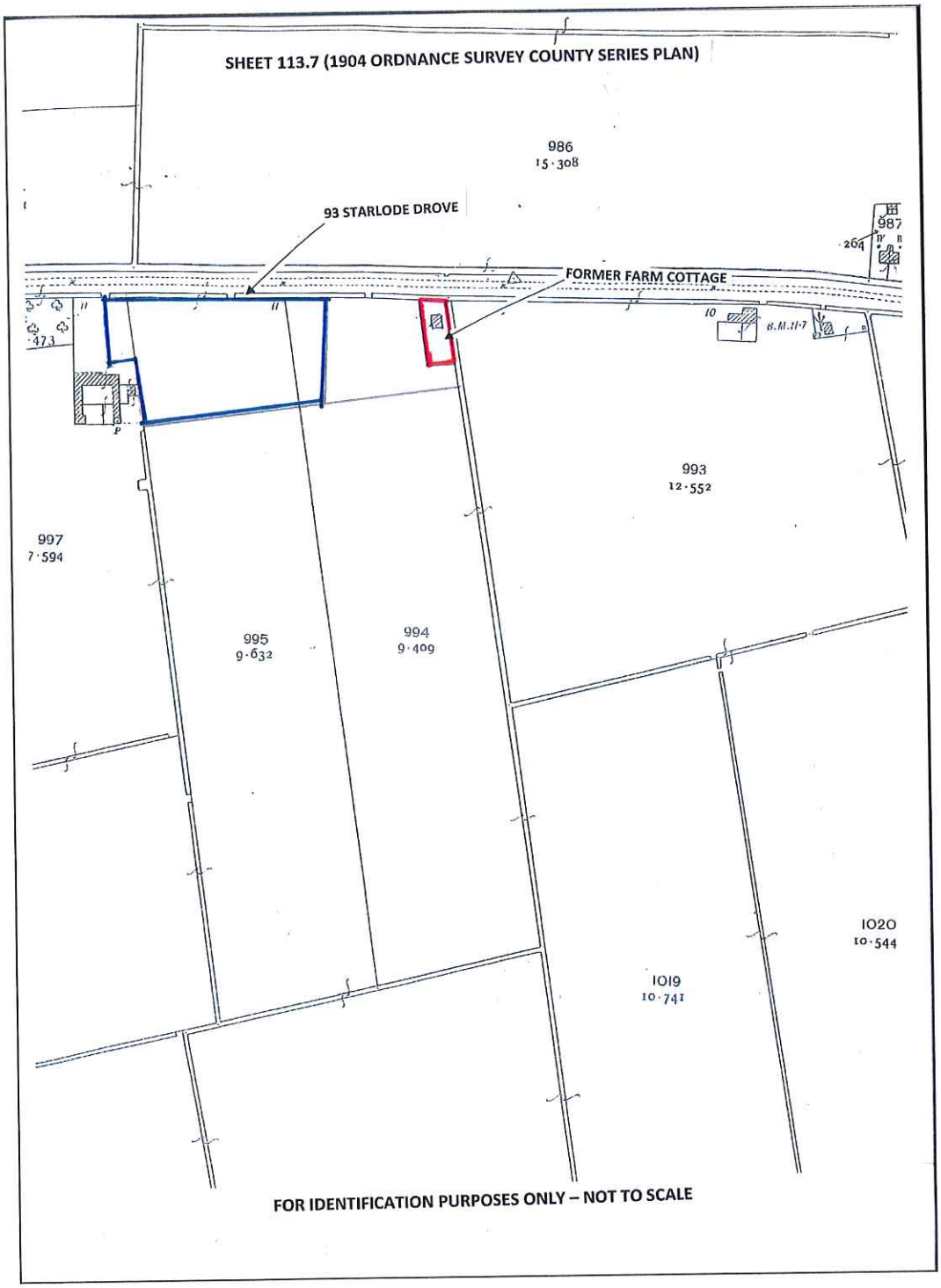
4. In the interests of the visual amenity of the locality.

NOTE: Attention is drawn to the requirements of Anglian Water, contained in their letter of the 5 January 1984, addressed to Lincolnshire County Council.

APPENDIX C

ORDNANCE SURVEY 1904 PLAN SHOWING LOCATION OF

93 STARLODE DROVE, WEST PINCHBECK



PLANS ARE FOR IDENTIFICATION PURPOSES ONLY AND NOT TO SCALE

APPENDIX D

SCHEDULE OF ADVERTISING

93 STARLODE DROVE

Date	Publication
22nd January 2019	Lincolnshire Free Press
5th February 2019	Lincolnshire Free Press
5th March 2019	Lincolnshire Free Press
2nd April 2019	Lincolnshire Free Press
7th May 2019	Lincolnshire Free Press
4th June 2019	Lincolnshire Free Press
9th July 2019	Lincolnshire Free Press

APPENDIX E
COPY OF ADVERTISEMENTS



Longstaff.com

SPALDING 01775 766766

HOLBEACH 01406 422760



Nicely presented 2 bedroom, second floor, apartment situated in a prime town location in Broad Street's prestigious Harrington House. The deceptively spacious accommodation comprises lounge diner, kitchen, 2 bedrooms and bathroom. Secure communal areas and secure allocated off-road parking. Viewing highly recommended. Energy Rating B 84.

SPALDING £119,950



Superbly presented 2 bedroom detached bungalow situated on the outskirts of the town. Accommodation comprising entrance hallway, lounge diner, kitchen, 2 double bedrooms and family bathroom. Multiple off-road parking, single garage and enclosed rear gardens. No chain. Energy Rating D 68.

SPALDING £175,000



Subject to an Agricultural Habitation Clause, this pleasantly situated 3 bedroom semi-detached bungalow has the benefit of oil central heating and UPVC windows. Established gardens, open views, immediate vacant. Energy Rating D 58.

PINCHBECK £124,950



Attractive modern detached house with 4 double bedrooms (1 en-suite), family bathroom, semi open plan sitting room, dining room and kitchen, lounge, garden/family room, office/gymnasium, utility room and shower room. Approximately half an acre, double garage, extensive parking and enclosed gardens. Energy Rating D 60.

SWINESHEAD £370,000



McCarthy & Stone First Floor Retirement Apartment for the Over 60's. Close to Spalding town centre and all amenities. Entrance hall, lounge diner, kitchen, double bedroom and shower room. Electric heating, UPVC windows. Energy Rating C 76.

SPALDING £77,500



Exceptionally spacious low maintenance detached bungalow in convenient town location. UPVC windows, gas central heating. Low maintenance enclosed rear garden and wide driveway with provided garage space. No onward chain. Energy Rating D 64.

SPALDING £169,995



A rare opportunity to acquire a superbly presented chalet of non-traditional construction situated in a popular location with river frontage and having the benefit of mooring and fishing rights. Accommodation comprising entrance hallway, open plan lounge/kitchen/dining room, 3 bedrooms and four piece family bathroom. Multiple off-road parking.

SURFLEET £129,995



Shared equity -50%. Modern semi-detached property in popular and convenient town location. Enclosed gardens, off-road parking for 2 cars, UPVC windows, modern gas fired central heating boiler. Reception hall, cloakroom, kitchen, lounge diner, 3 bedrooms and bathroom. Inspection highly recommended. Energy Rating C 72.

SPALDING Fixed Price £81,250



Spacious five bedroom detached family house with generous sized accommodation, including 17m sitting room, separate family room and large breakfast kitchen. Semi rural location, ample off road parking, double garage and large garden.
SUBJECT TO AGRICULTURAL HABITATION CLAUSE. Energy Rating D 68.

BOSTON £300,000



Brand new high specification detached bungalow with private gravelled roadway shared by 5 individual properties. Superbly appointed with minimal exterior maintenance with small gravelled seating area and stocked flower bed. Energy Rating TBC.

DONINGTON £232,500



Substantial detached property in convenient semi-rural location with accommodation including 4 bedrooms, 2 reception rooms, kitchen, bathroom and shower room. TOTAL SITE AREA APPROXIMATELY 1 ACRE (STS). Extensive off-road parking, open views, potential for extension/further development subject to the usual planning consents.

SURFLEET SEAS END Guide Price £299,000



One bedroom ground floor flat situated within the centre of Spalding. Accommodation comprising communal entrance lobby, inner door to private hallway, lounge diner, kitchen, double bedroom and bathroom. Allocated parking space to the rear. Currently rented out at £395pcm. Energy Rating F 38.

SPALDING £85,000



Superbly presented 2 bedroom property located in a popular village location close to local primary school and local amenities. Accommodation comprising entrance hallway, lounge diner, kitchen, 2 double bedrooms and family bathroom. Enclosed low maintenance rear garden. Off-road parking. Energy Rating C 73.

PINCHBECK £149,995



Exciting development opportunity including 2 significant barns with planning consent for residential development into two further units. Further development potential. Total grounds approximately 3.35 acres (subject to survey). Georgian farmhouse, fenced paddocks, 7 stables, no immediate neighbours. Convenient for access to Boston, Spalding, Grantham and Peterborough. Energy Rating G 17.

DONINGTON £549,995



3 bedroom detached bungalow in semi-rural location. SUBJECT TO AN AGRICULTURAL OCCUPATION CONDITION. Front and rear gardens, driveway, garage. Open views to the rear. Convenient for Sleaford, Boston, Grantham and Newark. Energy Rating D 58.

EAST HECKINGTON Guide Price £310,000



Spacious detached house with semi open plan ground floor accommodation. Fitted kitchen opening into living room, separate dining room, study, utility/laundry, cloakroom & conservatory. 3 bedrooms & modern wet room floor. South facing gardens, ample off-road parking, central village location. Energy Rating C 71.

DONINGTON £229,950



Charming fully renovated cottage, convenient for local amenities and access to Spalding & Boston. Majority UPVC windows, private courtyard style garden with brick store. Three bedrooms, bathroom, separate WC, sitting room & dining kitchen. Inspection highly recommended. No Onward Chain. Energy Rating E 54.

SUTTERTON £149,950



A rare opportunity to acquire a second floor 1 bedroom studio apartment situated close to the town centre. Accommodation comprising open plan lounge/bedroom, kitchen, shower room and separate WC. Energy Rating E 51.

SPALDING £69,995



Well presented 3 bedroom detached bungalow in popular village location. UPVC windows and gas central heating, generous sized driveway, garage and established front and rear gardens. Inspection highly recommended. Energy Rating D 63.

SURFLEET £225,000



Exceptional four bedroom detached residence in convenient location within walking distance of the town centre and all amenities. Electronic gated entrance, extensive private driveway, double garage. Four bedrooms, two reception rooms, en-suite bathroom, family shower room, fitted kitchen, conservatory. Energy Rating C 75.

SPALDING £375,000



Spacious modern detached bungalow with open views. Total plot 2 acres (STS), extensive parking, large single garage with store and external WC. Fully fenced with 3 bedrooms, 2 reception rooms, Oil central heating.
SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE. Energy Rating E 44.

WEST PINCHBECK £225,000

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NEW
Attractive 1930's built house in prestigious non-estate location convenient for the town centre and all amenities. Many original features. Versatile accommodation with 5 bedrooms, bathroom and 2 en-suites, 3/4 reception rooms, large fitted dining kitchen and orangery. POTENTIAL FOR AN ANNEXE WITH MULTI GENERATIONAL LIVING. The house is superbly presented throughout and can only be appreciated by means of a full internal inspection. Energy Rating TBC.
SPALDING £535,000


2 ACRES (STS)
WEST PINCHBECK £225,000


NEW PRICE
Exceptional four bedroom detached residence in convenient location within walking distance of the town centre and all amenities. Electronic gated entrance, extensive private driveway, double garage. Four bedrooms, two reception rooms, en-suite bathroom, family shower room, fitted kitchen, conservatory. Energy Rating C 75.
SPALDING £359,950


NEW
Immaculate 3 bedroom property in pleasant location with larger than average gardens, 2 parking spaces and a pleasant open aspect. This end terraced property has a great level of privacy with attractive aspect and must be viewed to be appreciated. The property has UPVC double glazing and gas central heating and is immaculately presented throughout. Energy Rating C 78.
SPALDING £169,950


NO CHAIN
Superbly presented 3 bedroom detached bungalow situated on the outskirts of the town. Accommodation comprising entrance hallway, lounge/diner, kitchen, 3 double bedrooms and lovely bathroom. Multiple off road parking, single garage and enclosed rear garden. No chain. Energy Rating D 66.
SPALDING £175,000


NEW
Superbly presented 3 bedroom semi-detached property with accommodation comprising entrance lobby, lounge, recently fitted kitchen breakfast room, UPVC conservatory to the ground floor, 3 bedrooms and recently fitted family bathroom. Enclosed rear garden and allocated parking. Energy Rating C 70.
SPALDING £179,995


NEW
2 bedroom detached bungalow situated on the edge of the town. Mature front and rear gardens, multiple off-road parking, detached single garage. Entrance hallway, lounge, kitchen diner, 2 double bedrooms and family bathroom. No Chain. Energy Rating TBC.
SPALDING £162,950

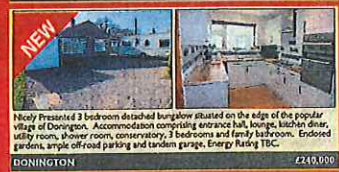

SEMI RURAL LOCATION
3 bedroom detached bungalow in semi-rural location. SUBJECT TO AN AGRICULTURAL OCCUPATION CONDITION. Front and rear gardens, driveway, garage. Open views to the rear. Convenient for Stamford, Bourne, Grantham and Newark. Energy Rating D 58.
EAST HECKINGTON Guide Price £150,000


NEW
Detached bungalow in pleasant semi-rural location with generous sized established gardens and open views to the rear. Ample off-road parking. UPVC windows. The property has been modernised but not quite finished and has currently no heating system although the vendors are intending to install electric heaters (free issue). The accommodation briefly comprising reception hall, cloakroom, sitting room, kitchen, breakfast room, inner hall/study, master bedroom, 2nd bedroom, bathroom and 3rd bedroom/study. Great flexibility - View Inland Energy Rating E48.
GOSBERTON £210,000


NEW
Older style 3 bedroom house in central village location with pleasant views to the front over paddocks and open countryside. Driveway, garage and enclosed courtyard garden. UPVC windows. Entrance hall, lounge, dining room, kitchen, garden room and small pantry to the ground floor; 3 bedrooms and bathroom to the first floor. Energy Rating B 81.
GOSBERTON £160,000


NO CHAIN
Deceptively spacious low maintenance detached bungalow in convenient town location. UPVC windows, gas central heating. Low maintenance enclosed rear garden and side driveway with potential garage space. No onward chain. Energy Rating D 66.
SPALDING £169,995


NEW PRICE
Nicely presented first floor flat with accommodation comprising entrance hallway, lounge with balcony, kitchen, bedroom and bathroom. Communal gardens and allocated parking Energy Rating C 71
SPALDING £92,500


NEW
Nicely Presented 3 bedroom detached bungalow situated on the edge of the popular village of Donington. Accommodation comprising entrance hall, lounge, kitchen diner, utility room, shower room, conservatory, 3 bedrooms and family bathroom. Enclosed gardens, ample off-road parking and tandem garage. Energy Rating TBC.
DONINGTON £240,000


OPEN VIEWS
Subject to an Agricultural Habitation Clause, this pleasantly situated 3 bedroom semi-detached bungalow has the benefit of oil central heating and UPVC windows. Established gardens, open views, immediate vacant. Energy Rating D 58.
PINCHBECK £124,950


SEMI RURAL LOCATION
Character cottage situated in semi-rural location. Accommodation comprising kitchen breakfast room, lounge diner, bathroom, 2nd reception room to the ground floor; 2 double bedrooms to the first floor. Mature gardens to the front, easy maintenance garden to the rear. Energy Rating E 46.
WHAPLODE DROVE £175,000


NEW PRICE
Three bedroom detached bungalow with double garage with field views & wooden log cabin. Accommodation comprises; kitchen/diner, snug, L-Shaped lounge diner, conservatory, master bedroom, en-suite, two further double bedrooms and family bathroom. No Chain. Energy Rating C 69.
SURFLEET £290,000


DESIGN ACCOMMODATION
Spacious five bedroom detached family house with generous sized accommodation, including 12m sitting room, separate family room and large breakfast kitchen. Semi-rural location, ample off road parking, double garage and large garden. SUBJECT TO AN AGRICULTURAL OCCUPATION CONDITION. Energy Rating D 57.
DENNINGTON £360,000


SEMI RURAL LOCATION
Attractive modern detached house with 4 double bedrooms (1 en-suite), family bathroom, semi open plan sitting room, dining room and kitchen, lounge, garden/family room, office/gymnasium, utility room and shower room. Approximately half an acre. Double garage, extensive parking and enclosed gardens. Energy Rating D 60.
SWINESHEAD £370,000

SPALDING
01775
766766

HOLBEACH
01406
422760

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NEW

DECEPTIVELY SPACIOUS, superbly refurbished, bungalow with generous accommodation. Situated in a prime location in the town with attached garage, off-road parking and front and rear gardens. Accommodation comprising entrance hallway, lounge diner, study/sun room, kitchen and separate breakfast room, 3 double bedrooms (en-suite to the master) and family bathroom. Energy Rating C 69.
SPALDING £279,995

SELF BUILD OPPORTUNITY

3 bedroom detached bungalow in semi-rural location. SUBJECT TO AGRICULTURAL OCCUPATION CONDITION. Front and rear gardens, driveway, garage. Open views to the rear. Convenient for Sleaford, Boston, Grantham and Norwich. Energy Rating D 58.
EAST HECKINGTON Guide Price £130,000

NEW

Well presented spacious detached 5 bedroom family house in sought after village location. Versatile accommodation including 2 reception rooms, cloakroom and large semi open plan kitchen/dining/family room, 5 bedrooms (2 with en-suites) and bathroom. South west facing established gardens, garage and ample off-road parking. Energy Rating C 70.
MOULTON £345,000

NEW

Tingdene Park Home with full UPVC double glazing. The accommodation comprises of kitchen, lounge diner, inner hallway, 3 bedrooms and shower room. No Chain. Low maintenance rear gardens. Park specifically for the over 50's. Energy Rating TBC.
LOW FULNEY Guide Price £114,995

NO CHAIN

Nicely presented 3 bedroom semi-detached house with accommodation comprising entrance hallway, lounge, dining room, kitchen, 3 bedrooms and family bathroom. Allocated parking and enclosed rear garden. No Chain. Energy Rating C 75.
SPALDING £159,995

NEW

Modern detached 4 bedroom family house in popular location convenient for the town centre. Reception hall, lounge, dining room, fitted kitchen, utility room, cloakroom, 4 bedrooms (1 en-suite) and bathroom. Established enclosed garden, driveway and garage. Immaculately presented throughout. Energy Rating B 81.
SPALDING £235,000

NEW

Immaculately presented modern 3 bedroom detached family house with entrance hallway, spacious lounge, dining/family room, fitted kitchen with quality appliances and cloakroom to the ground floor; 3 bedrooms (master with en-suite) and family bathroom to the first floor. Off-road parking, attached garage and established south west facing private rear gardens. Convenient for the town centre and local amenities. Energy Rating C 71.
SPALDING £239,950

2 ACRES (STS)

Spacious station detached bungalow with open views. Total ground approx 2 acres (STS) extensive parking. Large single garage with power and outside WC. Well presented with 3 bedrooms, 2 reception rooms. Gas central heating. SUBJECT TO AN AGRICULTURAL OCCUPATION CLAUSE. Energy Rating E 44.
WEST PINCHBECK £225,000

NEW

Spacious 3 bedroom mid-terraced property with accommodation comprising entrance hallway, lounge, dining room, kitchen, utility room, snug to the ground floor; 3 double bedrooms and shower room. Off-road parking and enclosed mature rear gardens. No chain. Energy Rating TBC.
SPALDING £159,995

NEW

4 bedroom detached house ideally situated for access on to the A17. Extensive driveway with turning bay providing multiple off-road parking, attached garage and rear gardens with open views beyond. Superbly presented accommodation comprising entrance hall, lounge, kitchen diner, sun room, utility and cloakroom to the ground floor; 4 bedrooms (en-suite to master) and family bathroom to the first floor. Energy Rating C 75.
FOSDYKE £279,995

Guide Price £240,000

Nicely presented mid-end terraced property with entrance porch, entrance hallway, lounge diner, kitchen, utility room, cloakroom with access to the ground floor; 2 good sized double bedrooms and newly refurbished bathroom to the first floor. Multiple off-road parking and enclosed rear gardens. Energy Rating D 66.
PINCHBECK £240,000

NEW

Superbly presented 3 bedroom detached bungalow situated in a popular village location with close links to all major roads. Accommodation comprising entrance hall, lounge, kitchen diner, utility room, cloakroom, 3 double bedrooms (en-suite to the master) and family bathroom. Single garage, gated off-road parking, front and rear gardens. Energy Rating B 84.
FOSDYKE £275,000

NEW

Detached 1950's built house in non-estate location on the outskirts of Donington. Entrance porch, reception hall, lounge, kitchen, pantry, inner lobby, separate WC and bandry to the ground floor; 3 bedrooms and bathroom to the first floor. Oil central heating, UPVC windows, established grounds of 0.25 acres (subject to survey), ample off-road parking, further scope and potential. Energy Rating E 39.
DONINGTON £225,995

FIELD VIEWS

Substantial detached property in non-estate rural location with accommodation including 4 bedroom, 2 reception rooms, kitchen, bathroom and shower room. TOTAL VERANDA FORE (STS) 2 acres of mixed grazing open views, potential for accessory/further development. Energy Rating D 66.
SUTTERTON/SPALDING Guide Price £297,500

NEW

Mid-terraced 2 bedroom property with accommodation comprising 2 reception rooms, kitchen, cloakroom, 2 bedrooms and family bathroom. Gardens to the rear. No Chain. Energy Rating TBC.
SPALDING £119,500

NEW PRICE

Charming fully renovated cottage, convenient for local amenities and access to Spalding & Boston. Majority UPVC windows, private courtyard style garden with brick store. Three bedrooms, bathroom, separate WC, sitting room & dining kitchen. Inspection highly recommended. No Onward Chain. Energy Rating E 54.
SUTTERTON £145,000

FEATURE GARDEN

Spacious family house with extensive accommodation in popular location convenient for primary schools, shops and public transport. UPVC double glazing, gas fired central heating. Kitchen, established gardens, on-site parking, ample parking. Inspection highly recommended. Energy Rating D 58.
PINCHBECK £189,000

NEW PRICE

Three bedroom detached bungalow situated in a popular location on the edge of town. The property benefits from having no onward chain, gas central heating and full UPVC double glazed windows and doors. Accommodation comprising entrance lobby, lounge diner, inner hallway, kitchen, 3 bedrooms and family bathroom. Front and rear gardens and integral garage. Energy Rating D 58.
SPALDING £179,995

NEW PRICE

Superbly presented 4 bedroom semi-detached property with off-road parking, garage & enclosed rear gardens. Accommodation comprising entrance hallway, cloakroom, kitchen diner, lounge; 2 bedrooms & bathroom to the first floor; master bedroom with en-suite & further bedroom. Energy Rating C 79.
SPALDING Offers In Region Of £210,000

OPEN VIEWS

Subject to an Agricultural Habitation Clause, this pleasantly situated 3 bedroom semi-detached bungalow has the benefit of oil central heating and UPVC windows. Established gardens, open views, immediate vacant. Energy Rating D 58.
PINCHBECK £124,950

NEW PRICE

2 bedroom end terraced property situated close to the town centre. Accommodation comprising lounge, dining room, kitchen and family bathroom to the ground floor; 2 bedrooms to the first floor. Enclosed brick walled rear garden. Gas Central Heating. Energy Rating E 49.
SPALDING £109,995

SPALDING 01775 766766

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Immaculately presented three bedroom detached house in popular cul-de-sac location. Block paved driveway, garage, UPVC windows, doors and fascias, gas central heating. Lounge, dining room, family room, modern fitted kitchen, breakfast room, cloakroom, 3 bedrooms and bathroom. Inspection highly recommended.
SPALDING £235,000


Detached 3 bedroom house set on a generous sized plot with double garage, ample off-road parking and generous sized rear garden. Situated in a popular village location close to all amenities. Must be viewed to appreciated
GOSBERTON £245,000



STUNNING BRAND NEW SPACIOUS DETACHED BUNGALOW in non-estate location on the outskirts of town with high quality fixtures throughout. Spacious lounge and dining area opening into superbly fitted kitchen, utility room, large hallway with ceramic floor tiles, master bedroom with en-suite shower room, 2nd bedroom with en-suite shower room, 3rd double bedroom and cloakroom. Ample parking and detached brick garage. Easy maintenance exterior. Completion Spring 2019. Must be Viewed Energy Rating TBC.
SPALDING £335,000



Detached 3 bedroom property in highly sought after cul-de-sac location convenient for Spalding town centre. UPVC windows, gas central heating, established gardens and garage. Entrance hall, lounge diner, kitchen, sitting/garden room/potential 4th bedroom and shower room to the ground floor; 3 bedrooms and bathroom to the first floor. Would benefit from some modernisation. No onward chain. Energy Rating D 65.
SPALDING £245,000



Superbly presented 3 bedroom detached bungalow with garage situated on a corner plot. Accommodation comprising entrance hallway with dining area, lounge, kitchen, utility room, bathroom, 3 bedrooms. Low maintenance garden. Full UPVC double glazing, Gastra and gas central heating. Off street parking
SPALDING £215,000



3 bedroom semi-detached house with accommodation comprising entrance lobby, lounge diner, newly fitted breakfast kitchen, family bathroom to the ground floor; 3 bedrooms to the first floor. Off road parking and rear gardens. Newly fitted windows and doors. Energy Rating E 39.
MOULTON £165,000



Modern 3 bedroom detached bungalow in popular residential location. Entrance porch, lounge diner, inner hallway, breakfast kitchen, 3 bedrooms and bathroom. UPVC windows and gas central heating. New Boiler December 2018. Driveway, garage and established rear gardens. No onward chain. Energy Rating D 65.
SPALDING £230,000



Subject to an Agricultural Occupation Clause, this pleasantly situated 3 bedroom semi-detached bungalow has the benefit of oil central heating and UPVC windows. Established garden, open views, immediate vacant. Energy Rating D 58.
PINCHBECK £124,950



Individually designed executive detached family house situated in a semi-rural location with field views to the rear. Sweeping driveway providing multiple off-road parking, single garage and established gardens. Spacious accommodation comprising 3 reception rooms, kitchen diner, utility, cloakroom, 4 bedrooms, bathroom and shower room. Highly recommended. Energy Rating E 52.
WESTON HILLS Offers Over £400,000



Superbly presented executive detached house in highly popular cul-de-sac location. Spacious accommodation comprising entrance hallway, lounge, sun room, dining room, kitchen diner, utility room, cloakroom to the ground floor; 4 double bedrooms (en-suite to the master) and a four piece family bathroom to the first floor. Mature gardens to the front and rear, double garage and extensive off-road parking. Energy Rating C 69.
SPALDING £400,000



Newly presented individual detached property with extensive porch, entrance hallway, lounge diner, kitchen, utility room, cloakroom with access to the ground floor; 3 good sized double bedrooms and family bathroom to the first floor. Multiple off-road parking and mature gardens. Energy Rating D 56.
PINCHBECK £240,000



Immaculately presented extended family house situated in a sought after cul-de-sac location convenient for local schools and all town amenities. Accommodation briefly comprises 4 bedrooms (3 of which are doubles), large bathroom with twin basins. Off road parking, tandem garage. Gas central heating. UPVC double glazing. Energy Rating TBC.
SPALDING £250,000



Immaculately modern 3 bedroom detached house with entrance hallway, spacious lounge, dining/family room, fitted kitchen with quality appliances, cloakroom, 3 bedrooms (master with en-suite) and family bathroom. Off road parking, attached garage and established south west facing private rear garden. Energy Rating C 74.
SPALDING £239,950



Modern detached 4 bedroom family house in popular location convenient for the town centre. Reception hall, lounge, dining room, fitted kitchen, utility room, cloakroom, 4 bedrooms (1 en-suite) and bathroom. Established enclosed garden, driveway and garage. Immaculately presented throughout. Energy Rating B 81.
SPALDING £235,000



Superbly presented farmhouse style property built in 2015 and extended in 2017 with total site area of approximately 2.3 acres (STS). Accommodation comprising entrance lobby, 3 reception rooms, kitchen breakfast room, utility, cloakroom to the ground floor, master bedroom with balcony, bedroom 2 with en-suite, 3 further bedrooms and bathroom. Gated driveway with stables, hay barn, separate outbuilding, 2 poss and rail paddocks and orchard. Energy Rating B 84.
DONINGTON £499,995



Spacious modern detached bungalow with open views. Total grounds approx. 2 acres (STS) extensive parking. Large single garage with store and extra HGV. Well presented with 3 bedrooms, 2 reception rooms, Oil central heating. SUBJECT TO AN AGRICULTURAL OCCUPATION CLAUSE. Energy Rating E 44.
WEST PINCHBECK £325,000



BRAND NEW, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED. Attractive large 3 bedroom bungalow. This property has an extra room to the loft space. Fitted Doors From the Lounge to the Garden. The property comes with a 10 year LABC Warranty.
WESTON HILLS £319,950



BRAND NEW, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED. Attractive large 3 bedroom bungalow. This property has an extra room to the loft space. Fitted Doors From the Lounge to the Garden. The property comes with a 10 year LABC Warranty.
WEST PINCHBECK £94,000



3 bedroom detached bungalow in semi-rural location. SUBJECT TO AN AGRICULTURAL OCCUPATION CONDITION. Front and rear gardens, driveway, garage. Open views to the rear. Convenient for Bluford, Boston, Grantham and Newark. Energy Rating D 58.
EAST KEDDINGTON Guide Price £185,000



Superbly presented 2 bedroom detached cottage with off-road parking and mature rear garden. Accommodation comprising entrance lobby, lounge, dining room, kitchen, breakfast room, 2 double bedrooms and shower room. Energy Rating E 50.
SPALDING £164,995



Modern detached bungalow in popular location. Good sized corner plot with extremely private garden. Three bedrooms, Lounge, Kitchen Diner, Utility, Bathroom & En Suite. Detached Single Garage, Block Paved Driveway. NO ONWARD CHAIN EPC D

SPALDING 01775 766766

HOLBEACH 01406 422760

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NEW
Immaculately presented spacious 3 bedroom detached bungalow. Situated on the southern outskirts of town with open views to the rear. Generous sized established gardens, driveway and garage. Gas central heating. UPVC windows, entrance porch, reception hall, lounge, dining kitchen, utility room, master bedroom with en-suite, 2 further bedrooms and bathroom. Inspection highly recommended. Energy Rating D 64.
SPALDING £260,000


NO CHAIN
Spacious 3 bedroom mid-terraced property with accommodation comprising entrance hallway, lounge, dining room, kitchen, utility room, study to the ground floor, 3 double bedrooms and shower room. Off-road parking and enclosed mature rear gardens. No chain. Energy Rating TBC.
SPALDING £159,995


Mid-terraced 2 bedroom property with accommodation comprising 2 reception rooms, kitchen, cloakroom, 2 bedrooms and family bathroom. Gardens to the rear. No Chain. Energy Rating D 55.
SPALDING £118,500


NEW
Superbly presented executive detached 3 bedroom bungalow in a popular location of the well served village of Pinchbeck. Full UPVC double glazed windows, doors, fascias and guttering. Gas central heating. Off-road parking, double garage, front, side and rear gardens. Entrance hallway, lounge, dining room, kitchen, breakfast room, utility room, 3 bedrooms (master with en-suite) and family bathroom. Energy Rating D 61.
PINCHBECK £319,995


NEW
Situated in a town location with views over the River Welland and with a good sized rear garden this deceptively spacious mid-terraced property has accommodation comprising lounge, reception room 2, snug, kitchen/diner and utility room to the ground floor; 3 bedrooms and family bathroom to the first floor. Energy Rating D 62.
SPALDING £187,995


2 ACRES (STS)
Spacious modern detached bungalow with open views. Total ground approx. 2 acres (0.75 acreage paddock). Large single garage with mains and external WC. Well presented with 3 bedrooms, 2 reception rooms. Oil central heating. SUBJECT TO AN AGRICULTURAL OCCUPATION CLAUSE. Energy Rating E 44.
WEST PINCHBECK £225,000


NEW PRICE
Deceptively spacious detached bungalow with open views to the front & rear. Extensive off-road parking, garage with remote control up & over door. 3 double bedrooms & large shower room. Established rear gardens. Gas central heating & UPVC windows. Would benefit from some further updating. Energy Rating D 67.
PINCHBECK £255,000


NO CHAIN
Well presented 3 bedroom detached bungalow with UPVC double glazed windows and doors. External hall, lounge diner, kitchen breakfast room, family bathroom, 3 bedrooms and ensuite (CHANCE TO EXTEND TO FRONT AND REAR STPP AND BUILDING REGS) and conservatory. No Chain. Energy Rating D 58.
DONINGTON £179,500


NEW PRICE
Immaculate modern 3 bedroom detached house with entrance hallway, spacious lounge, dining/family room, fitted kitchen with quality appliances, cloakroom, 3 bedrooms (master with en-suite) and family bathroom. Off-road parking, attached garage and established south west facing private rear gardens. Energy Rating C 71.
SPALDING £235,000


NEW PRICE
Three bedroom detached bungalow situated in a popular location on the edge of town. Accommodation comprising entrance lobby, lounge diner, inner hallway, kitchen, 3 bedrooms and family bathroom. Front and rear gardens and integral garage. No Onward Chain. Energy Rating D 58.
SPALDING £167,500


SEMI-RURAL LOCATION
3 bedroom detached bungalow in semi-rural location. SUBJECT TO AN AGRICULTURAL OCCUPATION CONDITION. Front and rear gardens, driveway, garage. Open views to the rear. Convenient for Sleaford, Boston, Grantham and Newark. Energy Rating D 58.
EAST KIRKINGTON Guide Price £130,000


NEW PRICE
Individually designed executive detached family house situated in a semi-rural location with field views to the rear. Sweeping driveway providing multiple off-road parking, single garage and established gardens. Spacious accommodation comprising 3 reception rooms, kitchen diner, utility, cloakroom, 4 bedrooms, bathroom and shower room. Highly recommended. Energy Rating E 52.
WESTON HILLS Offers In Excess Of £390,000


NEW PRICE
Semi detached cottage in need of refurbishment with extensive gardens and the benefit of an Outline Planning Consent for 2 detached bungalows (H13-0452-18 - approved September 2018 on land at the rear and adjacent). The property offers extensive scope and immediate vacant possession. Energy Rating G 18.
MOULTON SEAS END Offers In Region Of £179,995


PARK HOME
Towpiece Park Home with full UPVC double glazing. The accommodation comprises of kitchen, lounge diner, inner hallway, 3 bedrooms and shower room. No Chain. Low maintenance rear garden. Park specifically for the over 50's. Energy Rating TBC.
LOW FULNEY Guide Price £134,995


RIVER VIEWS
Immaculately presented individual detached 4 bedroom property in prestigious town location close to the River Welland. Extensive established private gardens, garage and gated parking. Entrance hall, 3 reception rooms, fitted kitchen, ground floor 4th bedroom and shower room, 3 bedrooms and bathroom to the first floor. Full UPVC windows and gas central heating. Energy Rating D 61
SPALDING Guide Price £165,000


Detached 3 bedroom house in pleasant non-estate village location. Extensive parking, garage and established rear gardens. Reception hall, lounge diner, conservatory, kitchen, 3 bedrooms and bathroom. Energy Rating C 70.
SURFLEET £230,000


OPEN VIEWS
Subject to an Agricultural Habitation Clause, this pleasantly situated 3 bedroom semi-detached bungalow has the benefit of oil central heating and UPVC windows. Established gardens, open views, immediate vacant. Energy Rating D 58.
PINCHBECK £124,950


NO CHAIN
This deceptively spacious detached bungalow has 2 reception rooms, kitchen, utility, 2 double bedrooms and bathroom. 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 Rating E 53.
DEEPING ST. NICHOLAS £194,950

SPALDING
01775
766766

HOLBEACH
01406
422760

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These high calibre bungalows are brought to the market by local bespoke company Enchantment Homes and are constructed from Ibstock cottage blend brick beneath Beauvolaise 20 clay roof tiles. The properties are currently under construction with completion late summer 2019. EARLY VIEWING TO AVOID DISAPOINTMENT.

MOULTON £395,000



3 bedroom semi-detached house situated in a sought after location close to the town centre. Accommodation comprising entrance hall, lounge, kitchen diner, store/utility and bathroom to the ground floor; 3 bedrooms to the first floor. Enclosed courtyard to the rear. No Chain. Energy Rating E 48.

SPALDING £125,000



Immaculate modern 3 bedroom detached house with entrance hallway, spacious lounge, dining/family room, kitchen/diner with quality appliances, cloakroom, 3 bedrooms (master with wooded part time) bathroom, EPC rating parking, detached garage and established mature stocked landscaped rear garden. Energy Rating C 71.

SPALDING £225,000



Immaculately presented spacious detached house in popular non-estate village location. Extensive parking, double garage, generous sized established rear gardens with mature amenity area - total plot approximately 0.48 of an Acre. Must be viewed! Energy Rating D 67.

COWBIT £360,000



Modern executive detached 4 bedroom bungalow in superb condition with private established gardens, double garage and ample parking. Pleasant non-estate village location with westerly open views to the rear. This property must be viewed to be appreciated! Energy Rating D 65.

WEST PINCHBECK £350,000



Nicely presented 3 bedroom semi-detached house with accommodation comprising entrance hallway, lounge, dining room, kitchen, 3 bedrooms and family bathroom. Allocated parking and enclosed rear garden. No Chain. Energy Rating C 75.

SPALDING £154,995



Modern 2 bedroom terraced property with UPVC windows and gas central heating. Overlooking the River Welland. Entrance Lobby, Lounge, Dining Kitchen and Cloakroom to the Ground Floor; 2 Double Bedrooms and Bathroom to the First Floor. Low maintenance - ideal investment purchase. The property is currently let on an Assured Shorthold Tenancy through Longstaffs Residential Lettings (for terms of the tenancy please contact the office). Energy Rating E 52.

SPALDING £142,995



Spacious detached bungalow in non-estate town location with ample off-road parking, gardens and modern garage/workshop. Gas central heating, UPVC windows. Reception hall, lounge, dining kitchen, 3 bedrooms, wet room, utility room and separate WC. The property had some structural work carried out approximately 10 years ago with the garage being completely rebuilt and now presents spacious well presented accommodation. Energy Rating D 55.

SPALDING £210,000



3 bedroom detached bungalow in semi-rural location. SUBJECT TO AN AGRICULTURAL OCCUPATION CONDITION. Front and rear gardens, driveway, garage. Open views to the rear. Convenient for Stoke Bardolph, Gonalston and Woodborough. Energy Rating D 58.

EAST HECKINGTON Guide Price £130,000



Fully Refurbished Grade II Listed Character Town House situated in a conservation area backing on to the River Welland and close to the town centre. Accommodation comprising reception hall, kitchen diner, 2 reception rooms to the ground floor; 3 double bedrooms and family bathroom to the first floor; bedroom/studio to the 2nd floor. Off-road parking for multiple vehicles and enclosed rear gardens. Energy Rating D 56.

SPALDING £179,995



3 bedroom detached house with off-road parking, single garage, front and rear gardens. Situated in a popular location close to the town centre. Entrance hallway, lounge diner, kitchen breakfast room, inner lobby, utility room and cloakroom to the ground floor; 3 bedrooms and family bathroom. No onward chain. Energy Rating E 50.

SPALDING £199,995



Spacious modern detached bungalow with open views. Total ground approx. 2 acres (0.8 ha) extensive parking, large double garage with store and external WC. Well presented with 3 bedrooms (1 en-suite) reception room. Oil central heating. SUBJECT TO AN AGRICULTURAL OCCUPATION CLAUSE. Energy Rating E 44.

WEST PINCHBECK £225,000



Superbly presented individual detached property with self contained one bedroom annexe situated in a semi-rural location with field views to the rear. Accommodation to the main house comprises entrance hallway, 2 reception rooms, recently fitted kitchen diner, recently fitted utility room, cloakroom, 3 double bedrooms and refitted family bathroom. Large driveway and enclosed rear garden. Energy Rating D 67.

COWBIT £300,000



Charming detached country residence offering well appointed accommodation throughout, set in established grounds of approximately 0.6 acres (STS). NO CHAIN - INTERNAL INSPECTION IS ESSENTIAL TO APPRECIATE THE ACCOMMODATION OFFERED. Energy Rating E 43.

SUTTERTON £399,007



Subject to an Agricultural Habitation Clause, this pleasantly situated 2 bedroom semi-detached bungalow has the benefit of oil central heating and UPVC windows. Established gardens, open views, immediate vacant. Energy Rating D 58.

PINCHBECK £124,950



Individually built 3 bedroom detached bungalow in pleasant cul-de-sac location. Established gardens, driveway, car port and garage. Entrance porch, reception hall, lounge, dining kitchen, 3 bedrooms (two currently used as formal dining room), bathroom and cloaks/utility. Energy Rating D 65.

SPALDING £239,950



Superbly presented detached house situated in a prime location of the popular village of Pinchbeck. Accommodation comprising entrance hallway, lounge, dining room, family room, kitchen breakfast room, utility room and recently refitted shower room to the ground floor; 3 bedrooms and family bathroom to the first floor. Double garage, ample off-road parking and mature gardens to the front and rear. Viewing essential. Energy Rating C 71.

PINCHBECK £460,000

SPALDING 01775 766766

HOLBEACH 01406 422760

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APPENDIX F

SCHEDULE OF INTERNET ADVERTISING

RIGHTMOVE VIEWINGS -		
DATE	SUMMARY VIEWS	DETAILED VIEWS
Nov-18	12,682	1,536
Dec-18	9,461	1,163
Jan-19	8,604	1,034
Feb-19	7,034	815
Mar-19	8,915	1,011
Apr-19	10,690	1,272
May-19	8,366	1,039
Jun-19	2,849	294
Jul-19	9,298	1,010
Aug-19	8,202	923
Sep-19	7,786	827
Oct-19	Information no longer able to be provided to Agents	834
Nov-19	Information no longer able to be provided to Agents	825
Dec-19	Information no longer able to be provided to Agents	820
	93,887	13,403

On The Market Views		
Date	Summary Views	Detailed Views
Nov-18	2,581	263
Dec-18	2,224	140
Jan-19	1,448	130
Feb-19	2,607	115
Mar-19	990	130
Apr-19	1,251	100
May-19	963	106
Jun-19	290	22
Jul-19	764	79
Aug-19	753	101
Sep-19	950	134
Oct-19	750	75
Nov-19	526	56
Dec-19	447	43
	16,544	1494

APPENDIX G

SCHEDULE OF VIEWINGS

DATE	PARTY VIEWING	COMMENTS
30th November 2018	Mr & Mrs S-H	Very interested, their own house was not on market so could not proceed. Eventually decided not to sell their own
23rd February 2019	Mr & Mrs B	Liked the property but unable to proceed at this point. Took their interest no further
13th April 2019	Mr & Mrs P	Viewed and thought they complied. Preferred another property with an AOC which they offered on and had their offer accepted by transpired through their solicitors advise they did not comply.
15th May 2019	Mr & Mrs B	Very interested. Speaking to the council today regarding plans. Informed RAS. After considering they have decided it is not for them after they have spoken to the council.
7th August 2019	Mrs H-M	Thought they complied but upon further research they do not do not want to proceed
7th August 2019	Ms P	Although she thought she could comply transpires she is a gardener and she decided not to proceed as it was too small for her family and dogs
7th September 2019	Mr G	Informed us he complied as worked on a farm. Made an offer of £240,000 which he then reduced to £225,000 transpired he was from out of the area and locality and could not proceed as he has not sold his own property and was not on market. Decided he did not want to proceed with his offer
9th September 2019	Mr & Mrs B	Viewed however transpired his lender bank would not loan against a property with an AOC and did not work in locality
2nd November 2019	Ms B	Viewed and made contact with council to ascertain if she complies if she was to start a horticultural business. Has now decided wants something bigger in a more prominent location and passing traffic for her nursery - also need to sell their own property to proceed and not yet on market

APPENDIX H

SCHEDULE OF ENQUIRIES

No.	Date	Applicant	Comments
1	16/11/2018	Mr G	Does work in agriculture however is not in the locality
2	20/11/2018	Mr S	Did not comply with the condition as does not work in agriculture
3	28/11/2018	Mr & Mrs S-H	Booked a viewing for 30th November 2018
4	06/12/2018	Mr C	Did not comply with the condition as does not work in agriculture
5	19/11/2018	Would not give name	Did not comply with the condition as does not work in agriculture
6	04/01/2019	Mr S	Did not comply with the condition as does not work in agriculture
7	21/01/2019	Mrs B	Did not live local so could not comply
8	30/01/2019	Mrs H	Property is not on the market and does not comply to AOC
9	31/01/2019	Mrs J	Did not comply with the condition as does not work in agriculture
10	22/02/2019	Mr & Mrs D	Booked Viewing for 23rd February 2019
11	06/03/2019	Mrs R	Did not comply with the condition as does not work in agriculture
12	12/03/2019	Mrs B	Did not comply with the condition as does not work in agriculture
13	16/03/2019	Mrs H	Could not comply
14	22/03/2019	Mrs S	Did not comply with the condition as does not work in agriculture
15	10/04/1900	Mr & Mrs P	Booked viewing for 13th April 2019
16	10/05/2019	Mr & Mrs B	Booked viewing for 15th May 2019
17	04/06/2019	Mr C	Does work in agriculture but has not sold their property
18	31/07/2019	Miss R	Did not comply with the condition as does not work in agriculture
19	17/07/2019	Ms M	Did not comply with the condition as does not work in agriculture
20	21/08/2019	Mr H	Property is not on the market and could not comply to AOC
21	03/09/2019	Ms V	Did not comply with the condition as does not work in agriculture
22	03/09/2019	Mr S	From Homewise enquiring on behalf of a client living in Cyprus
23	07/08/2019	Ms P	Booked viewing for 7th August 2019
24	01/08/2019	Mrs H-M	Booked viewing for 7th August 2019
25	08/08/2019	Mrs R	Currently living outside area and does not work in agriculture
26	08/08/2019	D	No response to contact
27	30/08/2019	Mr S	Cannot comply
28	05/09/2019	Mr B	Cannot comply
29	05/09/2019	Ms B-C	Did not comply with the condition as does not work in agriculture
30	06/09/2019	Mr G	Booked viewing for 7th September 2019
31	06/09/2019	Mr & Mrs B	Booked viewing for 9th September 2019
32	13/09/2019	Ms H	Property is not on the market and does not comply to AOC
33	28/09/2019	Miss s	Does not work in Agriculture cannot comply to AOC
34	01/10/2019	Mr E	No response to contact
35	02/10/2019	Mrs S	Did not comply with the condition as does not work in agriculture
36	07/10/2019	Mrs W	Did not comply with the condition as does not work in agriculture
37	11/10/2019	Mrs N	Did not comply with the condition as does not work in agriculture
38	21/10/2019	Mr D	Did not comply with the condition as does not work in agriculture
39	22/10/2019	Ms S	Did not comply with the condition as does not work in agriculture

40	28/10/2019	Mr L	Did not comply with the condition as does not work in agriculture
41	29/10/2019	Ms B	Viewed on 2nd November 2019
42	25/11/2019	Mrs S	Has made an offer on another property at Lutton which they prefered
43	29/11/2019	Mrs A	No response to contact made by way of answerphone message form selling agents

APPENDIX I

COPY OF SALES PARTICULARS

EST 1770

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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



2 Proctors Farm, 93 Starlode Drove, West Pinchbeck PE11 3TD

£225,000 Freehold

- Detached Bungalow
- 3 Bedrooms
- Conservatory
- Total Grounds 2 Acres (STS)
- Agricultural Habitation Clause

Spacious modern detached bungalow in pleasant rural location with open views. Total grounds approximately 2 acres (STS), extensive parking, large single garage with store and external WC. Well presented throughout with 3 bedrooms and 2 reception rooms. Oil central heating. SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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ACCOMMODATION
Usual access gained via the UPVC rear entrance door to:

UTILITY ROOM
12' 4" x 6' 10" (3.76m x 2.10m) Radiator, single drainer stainless steel sink unit, cloaks cupboard, plumbing and space for washing machine, space for tumble dryer, oil fired central heating boiler, radiator, telephone point, door to:

KITCHEN DINER
20' 6" x 12' 5" (6.25m x 3.80m) Range of base cupboards and drawers, eye level wall cupboards, end display cupboards, UPVC rear window, electric cooker point, partial wall tiling, single drainer stainless steel sink unit, radiator, coved and textured ceiling, ceiling light, fluorescent strip light.

From the Dining Area patio doors open on to:

CONSERVATORY
12' 5" x 9' 6" (3.80m x 2.92m) Brick and UPVC construction beneath pitched polycarbonate roof, UPVC French doors.











Also from the Dining Area a door leads to:

MAIN HALLWAY
13' 9" x 4' 11" (4.20m x 1.50m) plus 13'1" x 4'3" (4.01m x 1.30m), front entrance door, radiator, coved and textured ceiling, 2 ceiling lights, loft hatch, doors arranged off to:

LOUNGE
18'6" x 12' 10" (5.64m x 3.92m) Dual aspect with windows to the front and side elevations, fireplace with raised hearth, double radiator, coved and textured ceiling ceiling, ceiling light.

BEDROOM 1
14' 4" x 10' 3" (4.38m x 3.14m) Rear window, radiator, coved and textured ceiling, ceiling light, extensive range of wardrobes.

BEDROOM 2
14' 1" x 10' 11" (4.31m x 3.33m) Window to the front elevation, radiator, coved and textured ceiling, ceiling light.

BEDROOM 3
11' 5" x 8' 3" (3.50m x 2.54m) Window to the front elevation, coved and textured ceiling, ceiling light, radiator.

BATHROOM
9' 11" x 8' 4" (3.03m x 2.55m) Independent shower cabinet, panelled bath, wash hand basin, low level WC, obscure glazed UPVC window, radiator, partial wall tiling.

EXTERIOR
The property occupies an extensive plot believed to extend to approximately 2 acres (STS). There is a large gravelled driveway with multiple parking and access to:

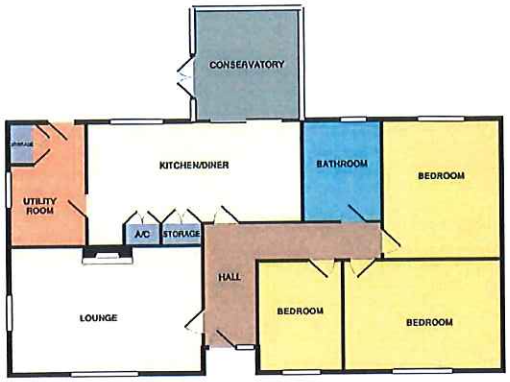
BRICK GARAGE
16' 8" x 10' 0" (5.10m x 3.05m) Brick and block construction beneath pitched tiled roof, loft storage space, concrete floor, up and over door, side window, power and lighting.

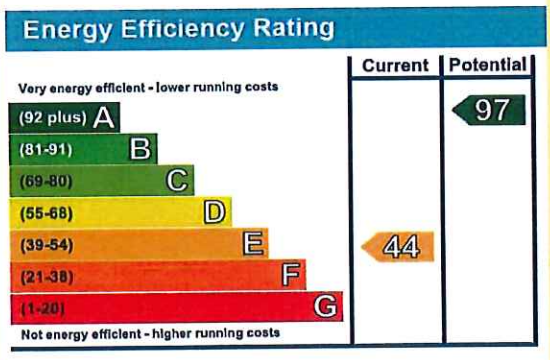
ATTACHED STORE
External WC/hand basin.

THE GROUNDS
Including lawned gardens with stocked borders, oil tank, coal bunker, railed fencing to the rear. The remainder of the grounds are laid to grass situated predominantly to the south and west of the property with grassed paddocks and extensive hedgerow. Expansive open views.

DIRECTIONS
From Spalding proceed in a northerly direction along Pinchbeck Road, continue for 2 miles into Pinchbeck, turn left into Knight Street. Proceed past the shops, continuing without deviation over the Approach and into Northgate. Continue for 2 miles to West Pinchbeck. At the crossroads proceed straight over into Starlode Drove and the property is situated after half a mile on the left hand side.

AMENITIES
The local village has a primary school and Church. Pinchbeck is 3 miles from the property and has primary school, range of shops, sports clubs, public house/restaurant etc. Spalding is 5 miles distant and has a full range of facilities.





TENURE Freehold

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

COUNCIL TAX Band A

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

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

ROOM SIZE ACCURACY
Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement 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 availability of these with their solicitor or surveyor.

Ref: s10161
These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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

CONTACT
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E: spalding@longstaff.com
www.longstaff.com

OnTheMarket.com The Property Ombudsman rightmove.co.uk RICS

APPENDIX J

PHOTOGRAPHS SHOWING 'FOR SALE' BOARD







