

Appendix 1a

Comparable Properties



Simply Property, Spalding
Spalding,

01775 739473 local call rate



www.rightmove.co.uk/property/44663501

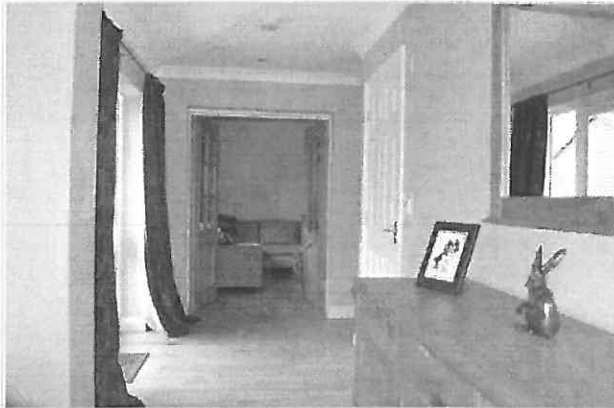
4 bedroom detached house for sale

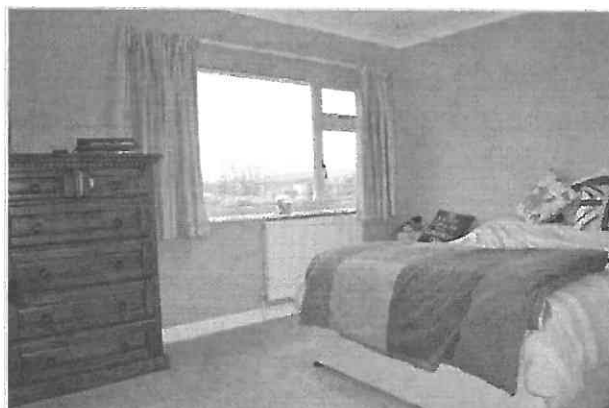
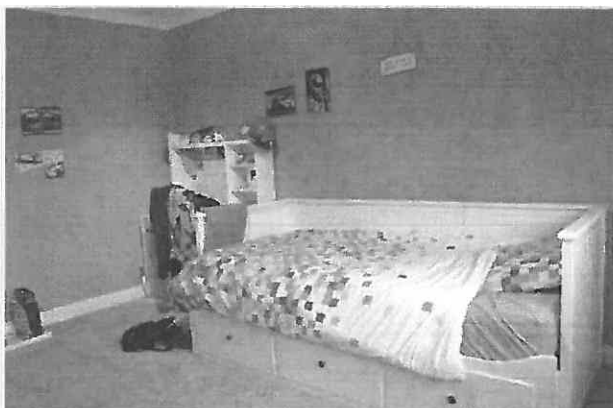
£249,950



Stumps Lane, Spalding







Property Description

Key features

- Private Location
- Modernised Throughout
- Family Room
- 4 Bedrooms
- En Suite to Master Bedroom
- Double Garage
- Workshop

Full description

HALLWAY 14' 10" x 14' 6" (4.52m x 4.42m) The light and airy entrance has oak flooring, stairs leading to the upstairs and doors leading off to kitchen, family room and lounge.

FAMILY ROOM 16' 6" x 11' 9" (5.03m x 3.58m) Complete with UPVC double glazed window to the front elevation, vaulted ceiling and built in entertainment system (TV, surround sound speakers), smooth ceiling with recessed lights. Solid wood oak flooring.

UTILITY ROOM With door to the rear elevation. Fitted with base units with worksurface over. Space and plumbing for washing machine. Ceramic tiled floor.

KITCHEN/DINER 21' 9" x 10' 0" (6.63m x 3.05m) Light and airy kitchen/diner with windows to the rear elevation. Fitted with a range of base and eye level units and cupboards with worksurfaces and tiled splashbacks over. Integrated dishwasher and fridge/freezer. 1.5 stainless steel bowl sink unit. Space for double oven. Tiled flooring and spot lights to the ceiling

LOUNGE 15' 2" x 15' 9" (4.62m x 4.8m) With large window to the front elevation. French doors to the side elevation leading to enclosed patio area. Radiator and multi fuel stove. Television point.

MASTER BEDROOM 12' 4" x 9' 10" (3.76m x 3m) With window to the front elevation. Dressing area with built-in wardrobes. Radiator. Telephone point. Door to:

ENSUITE With pedestal wash basin, low level WC and fully tiled shower cubicle with mains shower. Full tiling to walls. Radiator. Obscured window to the rear elevation. Shaver point. Extractor fan. Ceiling inset spotlights.

BEDROOM 2 14' 11" x 10' 11" (4.55m x 3.33m) With window to the front elevation, radiator & space for large wardrobe

BEDROOM 3 12' 7" x 9' 9" (3.84m x 2.97m) With window to the rear elevation, radiator & double built in wardrobes.

BEDROOM 4 9' 5" x 7' 1" (2.87m x 2.16m) With window to the front elevation, radiator & large storage cupboard

FAMILY BATHROOM With window to the rear elevation. Fitted with three piece suite comprising: pedestal wash basin, panelled bath and low level WC. Shaver point. Extractor fan. Inset spotlights. Radiator. Half height tiling to walls. Airing Cupboard.

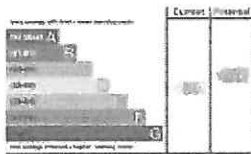
OUTSIDE The front and rear gardens are a mix of lawns, shrubs, trees and patio areas. There is a range of garden sheds and a summer house with power and lighting. To the front there is a double open garage with workshop attached with power and lighting. The property enjoys a private location with views of farmland to the rear.

Energy Performance Certificates (EPCs)

To view this media, please visit the on-line version of this page at www.rightmove.co.uk/property-for-sale/property-44663501.html

Energy Performance Certificate (EPC) graphs

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Simply Property, Spalding
Spalding,
01775 739473 Local call rate

Floorplans

Floorplan



ASH TREE HOUSE, STUMPS LANE, SPALDING, PE12 6AT
TOTAL APPROX. FLOOR AREA 1011 SQ. FT. (93.1 SQ. M.)
We have every effort to ensure the accuracy of the floor plan, but cannot be held responsible for any errors or omissions. This plan is for guidance only and should not be used as a basis for any purchase. The services, facilities, and specifications shown have not been checked and no guarantee as to their existence or accuracy can be given. Please refer to the property details.

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Simply Property, Spalding

Spalding,

01775 739473 Local call rate

Map



Nearest station: Spalding (1.7 mile)

Distances are straight line measurements

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Pygott & Crone, Spalding
10 Bridge Street, Spalding, PE11 1XA

03301 011732 local call rate



www.rightmove.co.uk/property/44407478

4 bedroom detached house for sale

£365,000



Swindlers Drove, Low Fulney, PE12



Property Description

Key features

- Grounds Extending To Approx 2.5 Acres
- Detached Family Home
- Two Bathrooms, Five Bedrooms
- Large Conservatory, Breakfast Kitchen
- Lounge, Dining Room, Sun Room
- Sweeping Driveway, Garages, Greenhouses
- Good Access to A16 & Spalding Town Centre
- EPC Rating E

Full description

Tenure: Freehold

Formally two dwellings Drallam House has been converted into one superb family home. Offering two separate stairs and two bathrooms allows for the accommodation to be flexible whilst retaining space. Externally the grounds extend to approximately 2.5 acres (1 Hectare) sts making this a perfect home for a horse/pony. The property is positioned a good distance off Swindlers Drove and makes this home a peaceful retreat however Spalding Town Centre is only 2 1/2 miles away. Viewings are highly recommend to fully appreciate not only the location this home offers but also the potential it boasts.

The Accommodation Comprises

Conservatory Upvc D/G construction making this a light relaxing space and benefits from a set of French doors.

Inner Hall Stairs coming off and access to a useful storage cupboard.

Shower Room 8'4" x 6'2" (2.54m x 1.88m). Having a fitted three piece suite comprising shower cubicle, low level WC and pedestal wash hand basin.

Dining Room 12'7" x 12'1" (3.84m x 3.68m). Has an attractive style Upvc double glazed bow window.

Fitted Breakfast Kitchen 18' x 8'6" (5.49m x 2.6m). This room has an extended work surface which can double up as a breakfast bar. There are also integrated appliances such as Dishwasher, Fridge and freezer, hob and oven. To add to the country setting the kitchen also has an exposed beamed effect ceiling.

Sitting Room 29'8" (9.04m) max x 12'2" (3.7m) narrowing to 10' (3.05m). The sitting room is a spacious room and benefits from the feature of a bow window and fireplace.

P-Shape Conservatory 25' (7.62m) x 19' (5.8m) Maximum overall dimensions. This room has been used for a variety of purposes over is time. It currently is the home of the grandchildren's pool table and is larger enough for all the family to enjoy the room and also links up the garden to the house.

Second Hall Stairs coming off and access to a useful storage cupboard.

Bathroom This generous size bathroom is a perfect relaxation room and many minutes can be lost soaking in the

corner bath.

Landing The landing is a bright area thanks to the position of a Upvc Double glazed window on the side wall.

Master Bedroom 19' x 12' (5.8m x 3.66m). The master bedroom demonstrates the history of Drallam House following the conversion. The room is divided into two halves, has a large airing cupboard and allows a lot of space.

Bedroom Two 13'8" x 9'8" (4.17m x 2.95m). Storage cupboard.

Bedroom Three 8'9" x 7'2" (2.67m x 2.18m).

Second Landing The landing is a bright area thanks to the position on a Upvc Double glazed window on the side wall.

Bedroom Four 13'8" x 9'4" (4.17m x 2.84m). Storage cupboard.

Bedroom Five/Office 8'8" x 7'1" (2.64m x 2.16m).

Outside The property is accessed via a sweeping gravelled driveway with double five bar timber gates to the top of the drive. The grounds extend to approximately 2.5acres (sts) and are perfect grassed paddocks. The driveway leads to a;

Detached Triple Garage 29'3" x 19'6" (8.92m x 5.94m). With wooden hinged doors, power and lighting connected and a concrete base.

Greenhouses 60' x 40' (18.29m x 12.2m).

Polytunnel Housing a raised swimming pool with filtered water and stairs allowing for easy access into the pool.

Detached Stable Block Previously used as four stables but since converted by the current owners into five separate kennels with a supply of water and 3 phase electricity. There is a single garage to the side which has the potential to be used as a tack room/store facility. There is a further detached stable block which is in need of some repair to take it back to its former glory.

Situation Drallam House is located approximately 1.5 miles from the A16 which in turn provides good access to Peterborough. Spalding is only 2.4 miles away and is a notorious market town of approximately 25,000 residents situated midway between Boston and Peterborough. Spalding is an agricultural town and the centre of the flower industry. The River Welland runs through the centre of Spalding and a river taxi is available from the town centre to the newly built Springfield's shopping centre which offers a range of outlets and coffee shops on the outskirts of the town. Spalding town centre has a wide range of retail shops, restaurants and pubs.

Services Mains water, electricity and drainage are connected. Oil fired central heating is installed. None of the services or appliances have been tested by the agent.

Local Authority South Holland District Council. Telephone: 01775 761161

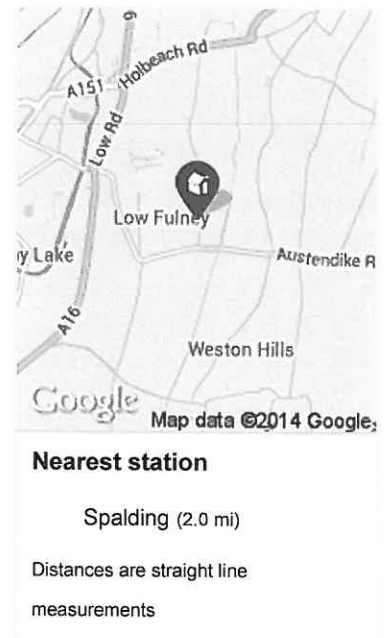
Council Tax Band We are advised from enquiries to the valuation office website that the property is currently under the Council Tax Band C.

More information from this agent

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Energy Performance Certificate (EPC) graphs

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Pygott & Crone, Spalding
10 Bridge Street, Spalding, PE11 1XA
03301 011732 Local call rate

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HILL & CLARK incorporating AP
SALES, Spalding
38 New Road Spalding PE11 1DW

03301 011735 local call rate



www.rightmove.co.uk/property/39918226

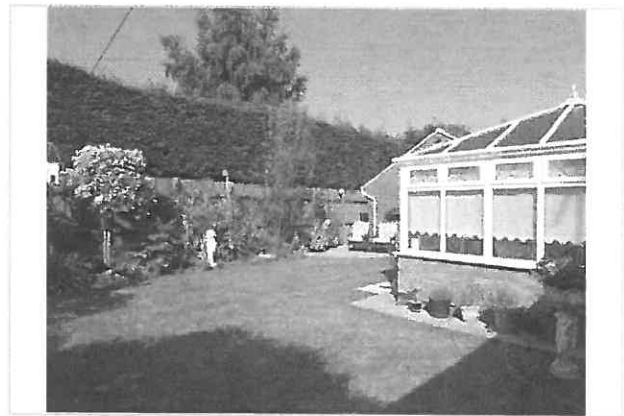
4 bedroom detached house for sale

Ash Close, SPALDING, Lincs

£237,500







Property Description

Full description

An opportunity to acquire a MODERN DETACHED 4 BEDROOM HOME having 2 BEDROOMS and BATHROOM to the GROUND FLOOR and MASTER BEDROOM with DRESSING ROOM and EN SUITE SHOWER ROOM and further bedroom to the first floor. DOUBLE GARAGE with driveway and parking for 4 VEHICLES. Situated on a PRIVATE DRIVEWAY and within easy distance of primary and secondary schools the accommodation includes 2 RECEPTION ROOMS, CONSERVATORY, KITCHEN/DINER and has gas central heating and uPVC double glazed windows and doors. Burglar Alarm. Enclosed and established rear garden. INTERNAL INSPECTION HIGHLY RECOMMENDED

Room Dimensions

ACCOMMODATION

Reception Hall

Dining Room 11'02" x 8'07"

Lounge 14'07" x 13'02"

Kitchen 17'04" x 10'01"

Utility Area

Conservatory 12'08" x 12'05"

Bedroom 10'08" x 10'02"

Bedroom 10'08" x 9'08"

Bathroom 9'01" x 6'04"

First Floor Landing

Master Bedroom 17'05" (into door) x 10'01"

Dressing Area

En Suite Shower Room

Bedroom 14'10" x 11'03"

Outside

Double Garage 18'05" x 17'

Front Garden

Rear Garden

Directions

More information from this agent

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Energy Performance Certificates (EPCs)

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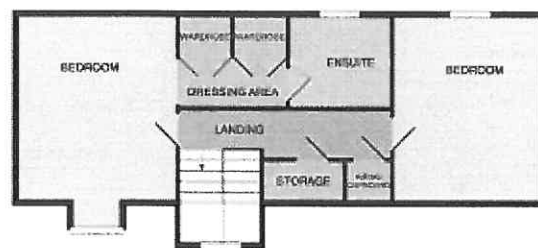
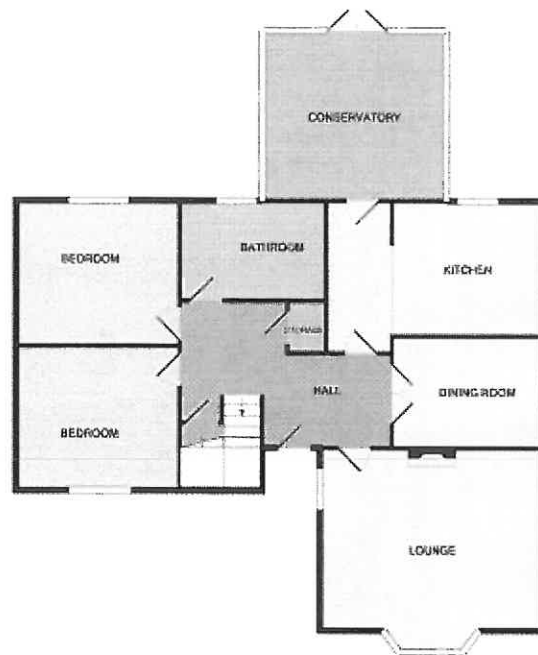
HILL & CLARK incorporating AP SALES, Spalding

38 New Road Spalding PE11 1DW

03301 011735 Local call rate

Floorplans

Floorplan



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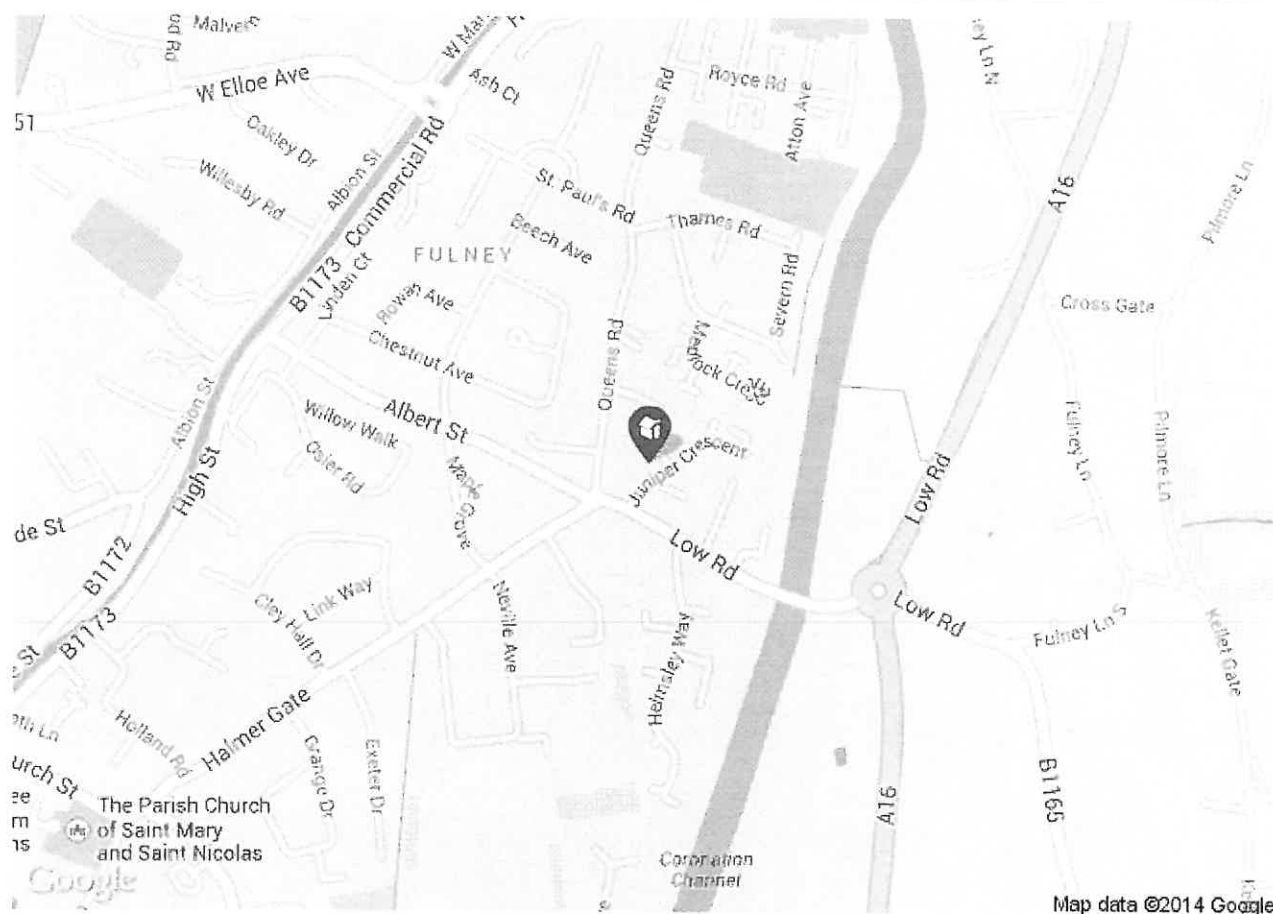


HILL & CLARK incorporating AP SALES, Spalding

38 New Road Spalding PE11 1DW

03301 011735 Local call rate

Map



Nearest station: Spalding (0.9 mile)

Distances are straight line measurements

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Longstaff, Spalding
5 New Road Spalding PE11 1BS

03301 011737 local call rate



www.rightmove.co.uk/property/45085799

4 bedroom detached house for sale

Spalding

£210,000





Property Description

Key features

- Immaculately Presented
- Popular Location
- Gas Central Heating
- Lounge, Dining Room
- Family/Garden Room
- Large Master Bedroom
- 3 Further Bedrooms
- South Facing Garden

Full description

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.

Accommodation

Through the UPVC front entrance door with similar part glazed side panels to:

Entrance Porch

2.42m(7'11") x 0.93m(3'1")

Ceiling light, multi pane inner door to:

Reception Hall

3.87m(12'8") x 1.42m(4'8")

Parquet flooring, radiator, coved cornice, smoke alarm, understairs cupboard, staircase off, doors arranged off to:

Cloakroom

1.18m(3'10") x 1.87m(6'2")

Recently fitted two piece suite comprising low level WC and wash hand basin set within vanity storage unit, radiator, obscure glazed UPVC window to the side elevation, ceiling light.

Lounge

5.13m(16'10") x 3.16m(10'4")

Parquet flooring, UPVC window to the front elevation, 2 ceiling lights, coved cornice, radiator, open fire grate with tiled surround, access into:

Lounge

Dining Room

3.55m(11'8") x 3.03m(9'11")

Parquet flooring, coved cornice, ceiling light, radiator, glazed double French doors with similar side panels to:

Family/Garden Room

3.89m(12'9") x 3.05m(10'0")

Windows to either side elevation, fitted carpet, radiator, coved cornice, ceiling light, sliding patio doors to the rear elevation.

Fitted Breakfast Kitchen

4.37m(14'4") x 3.77m(12'4") maximum

Ceramic tiled floor, UPVC window to the rear elevation, range of Howdens units including base cupboards and drawers, intermediate wall tiling, matching eye level wall cupboards, under lighters, low voltage ceiling lights, single drainer stainless steel sink unit, Lamona electric oven and 4 ring ceramic hob with cooker hood above, obscure glazed UPVC side entrance door, plumbing and space for washing machine and dishwasher, door to:

Boiler/Pantry Cupboard

Store shelves, obscure glazed side window, modern wall mounted Vaillant gas fired combi boiler.

From the Reception Hall the carpeted staircase rises to:

First Floor Landing

4.36m(14'4") x 0.86m(2'10")

Obscure glazed UPVC window to the side elevation, access to loft space, 2 ceiling lights, linen cupboard with radiator and shelving, doors arranged off to:

Master Bedroom

7.35m(24'1") x 3.02m(9'11") minimum

Exposed floorboards, 2 radiators, central archway, UPVC window to the rear elevation, 2 ceiling lights, shelved store cupboard.

Bedroom 2

4.01m(13'2") x 3.17m(10'5")

Recessed wardrobe, exposed floorboards, ceiling light, radiator, UPVC window to the front elevation.

Bedroom 3

3.22m(10'7") x 2.44m(8'0") plus door reces

Exposed floorboards, ceiling light, radiator, UPVC window to the front elevation, recessed wardrobe.

Bedroom 4

2.43m(8'0") x 2.30m(7'7")

UPVC window to the rear elevation, exposed floorboards, ceiling light, radiator.

Family Bathroom

2.40m(7'10") x 2.01m(6'7")

Tiled walls and floor, panelled bath with mixer tap and shower attachment, low level WC, twin wash hand basins set within vanity storage unit with pair of wall mirrors and 2 wall lights above, shaver point, vertical radiator/towel rail, obscure glazed UPVC window to the rear elevation, ceiling light.

Exterior

At the front of the property there is an open plan lawn with inset trees and shrubbery. The tarmac driveway

continues to the side of the property through twin wooden gates to a further parking area and access to:

Tandem Garage

9.60m(31'6") x 2.50m(8'2") external

Up and over door, UPVC side personnel door, concrete floor, power and lighting.

Enclosed Rear Garden

South facing, predominantly laid to lawn with patio and stocked border, greenhouse.

Amenities

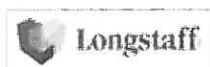
Local schools and the town centre (three quarters of a mile) are within easy walking distance. Spalding offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations (Peterborough 30 minutes by train). Avebury Gardens is conveniently situated for access to the A16 Spalding bypass and Peterborough is approximately 18 miles to the south offering a fast train link with London's Kings Cross minimum journey time 48 minutes.

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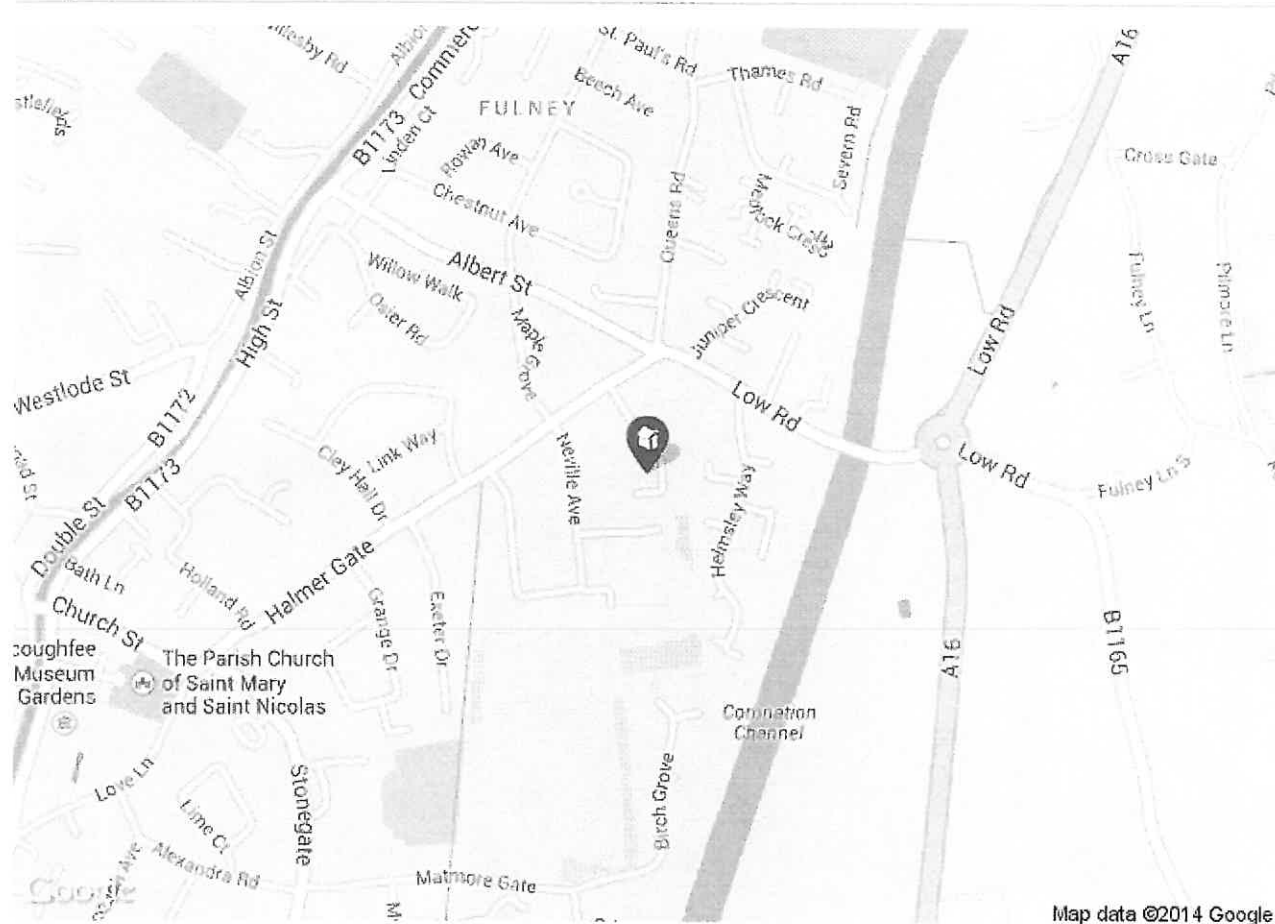


Longstaff, Spalding

5 New Road Spalding PE11 1BS

03301 011737 Local call rate

Map



Nearest station: Spalding (0.9 mile)

Distances are straight line measurements

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