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HOLBEACH 01406 422760 **BOURNE** 01778 420406



10 SOUTH DROVE, SPALDING COMMON

£85,000 Freehold

Semi-detached 2 bedroom bungalow SUBJECT TO AGRICULTURAL HABITATION CLAUSE. Rural but convenient location with open views approximately 3 miles from Spalding town centre. Front, side and rear gardens, driveway and garage. Requires modernisation and updating.

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10 South Drove, Spalding Common

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OCCUPATION CLAUSE
The property is 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.

ACCOMMODATION
Through the obscure glazed front entrance door with similar side panel to:

ENTRANCE HALL
Telephone point, Airing Cupboard housing the self insulated hot water cylinder, doors arranged off to:

LOUNGE
4.34m(14'3") x 3.34m(11'0")
Window to the front elevation, ceiling light, open fire with ceramic tiled surround, telephone point.

KITCHEN
3.71m(12'2") x 3.09m(10'2")
Window to the rear elevation, single drainer stainless steel sink unit with cupboards and drawer beneath, corner provision cupboard, electric cooker point, wall lights, rear entrance door, solid fuel fire with boiler for domestic hot water (not tested).

BEDROOM 1
3.42m(11'3") x 3.71m(12'2")
Ceiling light, UPVC window to the rear elevation.

BEDROOM 2
3.32m(10'11") x 3.33m(10'11") maximum
Window to the front elevation, ceiling light.

BATHROOM
2.08m(6'10") x 1.73m(5'8")
Obscure glazed UPVC window, three piece white suite comprising panelled bath, wash hand basin and low level WC, ceiling light.

EXTERIOR
At the front of the property there is a lawned garden with a privet hedge to the front boundary, side driveway with parking for two to three cars and access to:

ATTACHED GARAGE
Up and over door, concrete floor, side window, rear personnel door.

ESTABLISHED GARDENS
Situated mainly to the side (south) of the property and comprising lawns, hedgerow, stocked borders, vegetable garden etc. To the rear there is a traditional store shed, patio and small lawned garden, picket fencing to the rear and views of open farmland beyond.

DIRECTIONS
From Spalding proceed in a westerly direction along Winsover Road, continuing into Bourne Road and proceeding to the traffic lights at the Monks House crossroads. Turn left into The Broadway, then take the third right hand turning into Horseshoe Road. Continue crossing the bridge, then turning immediately

left into South Drove and the property is situated on the right hand side after approximately 600 yards.

AMENITIES
The centre of Spalding is approximately 3 miles from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations (Peterborough 30 minutes by train). The cathedral city of Peterborough is approximately 17 miles to the south of the property.

SERVICES
Mains water, electricity and private drainage.

OCCUPATION CLAUSE
The property was constructed in 1969 subject to an Agricultural Habitation Clause. The Clause states 'the occupation of the dwelling shall be limited to persons employed, or last employed, locally in agriculture or forestry, or dependents of such persons residing with them (but including a widow or widower of such a person).'

WHAT TO DO NEXT.....

VIEWING
By appointment with R Longstaff & Co. Spalding Office

CALL 01775 766766

THINKING OF SELLING YOUR HOME?
If you are thinking of selling, Longstaffs offer free market advice and appraisal throughout the South Lincolnshire area and will be pleased to assist - please telephone us at any time.

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GENERAL INFORMATION

TENURE
Freehold

SERVICES
See Note

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

We are members of the Property Ombudsman Scheme (POS)

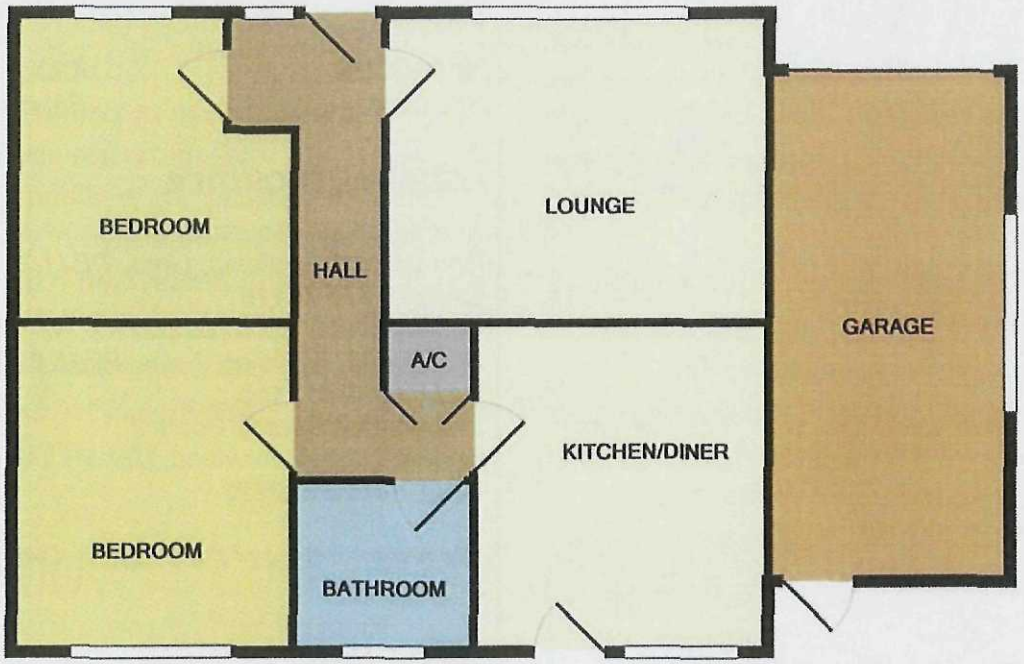
PARTICULAR CONTENT
Longstaffs make every effort to produce accurate and reliable details, but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability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

Ref: SOUTH/15049/2

These particulars are issued subject to the property described above 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate

SAP

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10, South Drove, SPALDING, PE11 3BD

Dwelling type:	Semi-detached bungalow	**Reference number:**	8444-7721-2950-8739-9992
Date of assessment:	11 September 2014	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	12 September 2014	**Total floor area:**	63 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

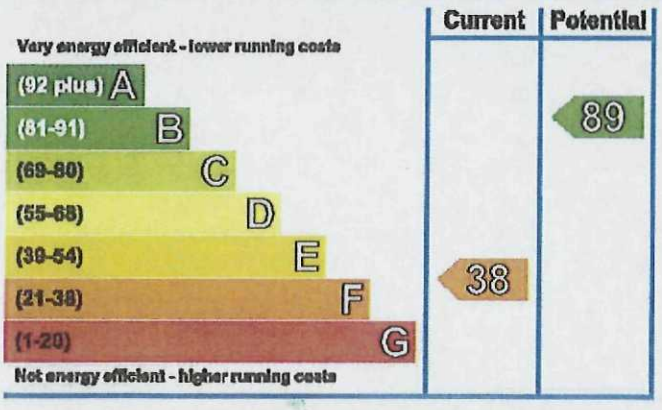
Estimated energy costs of dwelling for 3 years:	£ 4,029
Over 3 years you could save	£ 2,268

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 123 over 3 years	You could save £ 2,268 over 3 years
Heating	£ 2,961 over 3 years	£ 1,182 over 3 years	
Hot Water	£ 843 over 3 years	£ 456 over 3 years	
Totals	£ 4,029	£ 1,761	

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



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 Increase loft insulation to 270 mm	£100 - £350	£ 855	✓
2 Cavity wall insulation	£500 - £1,500	£ 459	✓
3 Floor insulation	£800 - £1,200	£ 291	✓

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, as built, no insulation (assumed)	★★☆☆☆
Roof	Pitched, 12 mm loft insulation	★☆☆☆☆
Floor	Solid, no insulation (assumed)	—
Windows	Partial double glazing	★★☆☆☆
Main heating	Room heaters, coal	★★★☆☆
Main heating controls	No thermostatic control of room temperature	★★☆☆☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—
Hot water	From main system, no cylinder thermostat	★★★☆☆
Lighting	Low energy lighting in 17% of fixed outlets	★★☆☆☆

Current primary energy use per square metre of floor area: 533 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

See addendum on the last page relating to items in the table above.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit www.direct.gov.uk/savingenergy or call 0300 123 1234.



Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at **www.direct.gov.uk/savingenergy**. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Increase loft insulation to 270 mm	£100 - £350	£ 285	E51	✓
Cavity wall insulation	£500 - £1,500	£ 153	D58	✓
Floor insulation	£800 - £1,200	£ 97	D62	✓
Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 25	D63	✓
Draught proofing	£80 - £120	£ 17	D64	✓
Low energy lighting for all fixed outlets	£25	£ 27	D65	
Solar water heating	£4,000 - £6,000	£ 95	C70	✓
Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 56	C73	✓
Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 248	B85	✓
Wind turbine	£1,500 - £4,000	£ 88	B89	✓

Alternative measures

There are alternative measures below which you could also consider for your home.

- External insulation with cavity wall insulation

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CHARTERED SURVEYORS







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