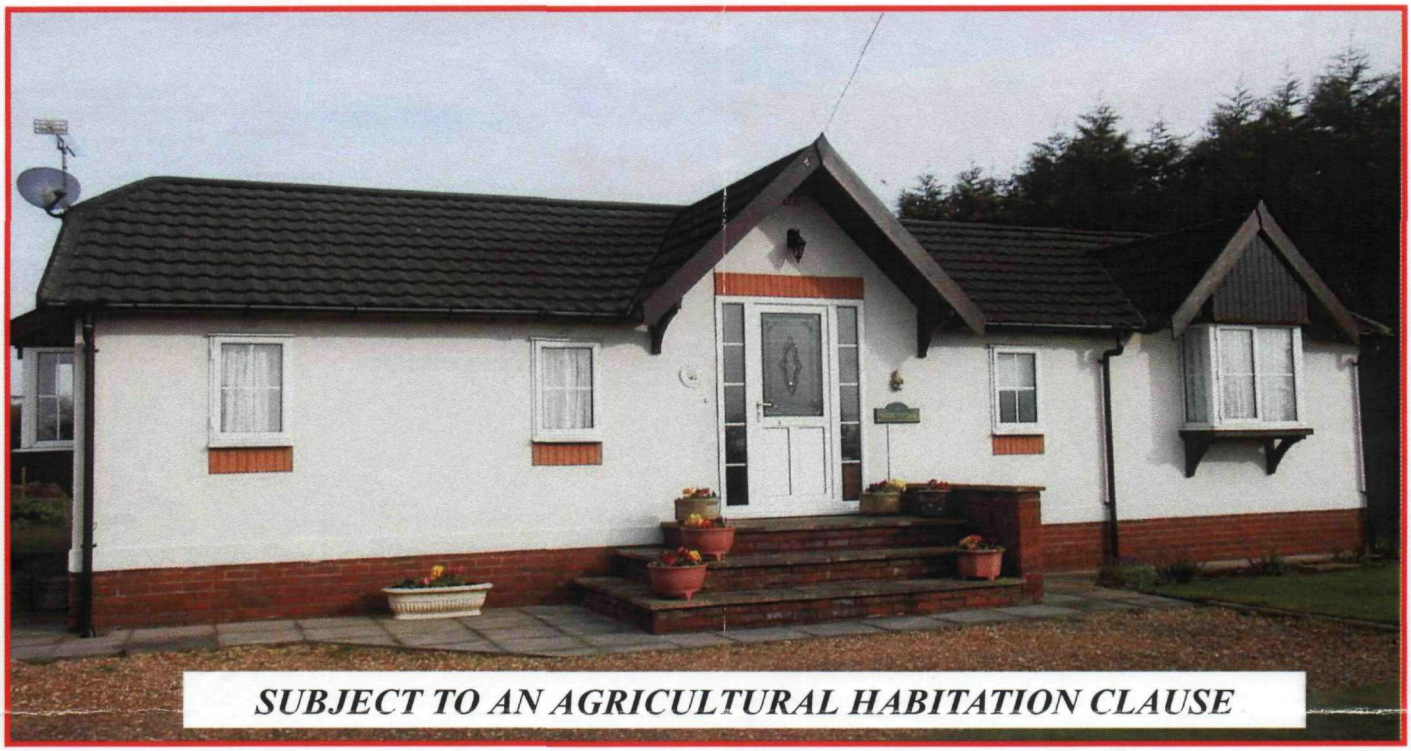
LONGSTAFF

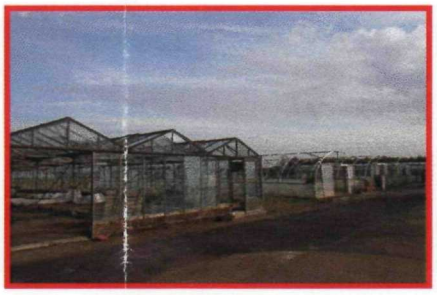
THE PROPERTY PROFESSIONALS



SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE

- Park Home
- Non Traditional Construction
- Lounge/Dining Room
- 2 Bedrooms
- En-Suite Shower Room
- Approximately two acres
- Planning Permission for Workshop







DEENE COTTAGE
WESTON HILLS ROAD, LOW FULNEY

Price: £87,500 Freehold

CHARTERED SURVEYORS
AUCTIONEERS - VALUERS & ESTATE AGENTS
5 New Road, Spalding, Lincolnshire PE11 1BS
Telephone: 01775 766766 **Fax:** 01775 762289
e-mail: admin@longstaff.com **Web:** www.longstaff.com

ACCOMMODATION

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

Steps up to:

DOUBLE GLAZED FRONT DOOR:

To:

HALL:

Radiator, telephone point, central heating thermostat recessed arch, dado rail, beam to ceiling, access to roof space, artexed ceiling.

LOUNGE/DINING ROOM:

Lounge Area:

3.0m x 5.1m (about 10'2" x 16'9"), electric 2 bar fire set in marble effect fireplace with wooden fire surround, 2 radiators, TV aerial point, deep bow window, wall light points, beamed and artexed ceiling.

Dining Area:

3.0m x 3.0m (about 10'2" x 10'2"), radiator, wall light points, power points, serving hatch to kitchen, beamed and artexed ceiling.

KITCHEN/BREAKFAST ROOM:

2.9m x 3.2m (about 9'10" x 10'6"), range of oak floor and wall units, work surface with inset single drainer 1½ bowl sink with mixer taps, built in fridge, Neff electric oven, 4 ring gas hob with Neff cooker hood over, radiator, tiled surrounds, power points, beamed and artexed ceiling with recessed spotlights.

UTILITY ROOM:

1.6m x 2.0m (about 5'3" x 6'7"), work surface with space and plumbing for automatic washing machine, tiled surrounds, power points, radiator, Myson calor propane gas fired boiler heating domestic hot water and radiators, Airing Cupboard housing insulated copper hot water cylinder with immersion heater, beamed and artexed ceiling with inset ceiling spotlights.

BEDROOM 1:

2.9m x 3.6m (about 9'10" x 11'10"), fitted drawer unit with central dressing shelf, radiator, wall light point, power points, beamed and artexed ceiling, door to walk-in

DRESSING ROOM:

Hanging rail, shelf, fitted drawer unit, radiator.

EN-SUITE SHOWER ROOM:

Shower cubicle with Redring shower pedestal wash basin with tiled splashback and low level WC, radiator, electric shaver point, heater/light fitment.

BEDROOM 2:

2.9m x 3.9m (about 9'10" x 13'1"), range of furniture comprising wardrobe and drawers, radiator, power points, deep bow window, beamed and artexed ceiling.

BATHROOM:

2.0m x 2.0m (about 6'7" x 6'7"), suite comprising panelled bath, wash hand basin set in v[illegible]y unit and low level WC, tiled surrounds, wall mounted electric heater, radiator, electric shaver point, mirror, beamed and artexed ceiling.

Outside

The property is set back from the road and is approached over a gravelled drive with ample parking space/reversing area. The garden to the immediate rear has a paved patio area, lawn, and timber gardens shed. The drive is to continue along the side and to the rear of the property where it will join up to the concrete roadway.

There is a range of greenhouses and polytunnels (which require attention) to the rear of the property and a large area of land which is currently grassed.

The total site is approximately two acres (subject to survey).

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

GENERAL INFORMATION

TENURE:

Freehold with vacant possession upon completion.

SERVICES:

Mains electricity and water, drainage is to a share private system.

COUNCIL TAX:

Band A

VIEWING:

By appointment with R Longstaff & Co. Spalding Office - Telephone: 01775 766766

LOCAL AUTHORITIES:

South Holland District Council
Priory Road, Spalding, Lincs. PE11 2XE
Telephone: 01775 761161

Anglia Water Services Ltd.
PO Box 46, Spalding, Lincs. PE11 1DB
Telephone: 0800 919155

Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL
Telephone: 01522 552222

Directions

Leave the town along Pinchbeck Road and turn right into West Elloe Avenue. Go over the left hand bridge and turn left into Holbeach Road. Go to the roundabout (near Macdonalds) and turn right. Proceed to the next roundabout and turn left towards Weston Hills. The subject property is on the left hand side net door to and just after No. 23 Weston Hills Rod.

REF:S5171

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.