SINGLE GARAGE
8.15m(26'9") x 3.63m(11'11")
Having up and over doors with power and light connected. Radiator.



GARDENS
The front garden is laid to lawn with flower and shrub borders.

Side access to the fully enclosed rear garden being laid to lawn with flower and shrub borders. Glasshouse. Outside light point and cold water tap. Security lights to front, side and rear of the property.



WORKSHOP
9.60m(31'6") x 9.50m(31'2")
Having three phase electric.



DIRECTIONS
Take the A151 out of Spalding towards Weston Hills (B1165). At the roundabout take the second exit left to Low Fulney and continue to the end. Take the third turning on the left hand side into Mallard Road and the property can be found on the left hand side.

TENURE
Freehold with vacant possession on completion.

SERVICES
Mains drainage system, mains water, mains electricity

COUNCIL TAX BAND
The property is in Council Tax Band: C

VIEWING
Viewing is by appointment with the above agents. We would recommend that before travelling any distance that you check the details with the agents in order to save a wasted journey.