



Beck Cottage, Northorpe, Donington, Spalding, PE11 4XY



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Freehold

£179,950



Key Features

- Detached cottage
- With unfinished first floor extension
- Two bedrooms & unfinished bedroom
- Lounge & dining room
- Conservatory
- Shower room & unfinished bathroom
- Ample off-road parking
- Plot approx. 0.18 acre (STS)
- EPC rating G – END OF CHAIN





A detached cottage in a rural location with no near neighbours and on a plot of approximately 0.18 acre, subject to survey. The property has had an extension to the first floor to provide an additional bedroom & bathroom and requires completion. Having accommodation comprising: entrance porch, entrance hall, kitchen, lounge, dining room, conservatory, inner hall and shower room to ground floor. Two bedrooms to first floor. Outside the property has ample off-road parking and a lawned garden with established borders. END OF CHAIN

ACCOMMODATION

Part glazed double doors through to the:

ENTRANCE PORCH

Having windows to front & rear elevations, tiled floor and part glazed uPVC door to the:

ENTRANCE HALL

Having tiled floor, built-in storage cupboard. Door to lounge and opening to the:

KITCHEN

2.59m x 2.29m (8'6" x 7'6")

Having window to side elevation, wood panelled ceiling and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink & drainer with mixer tap inset to work surface, cupboards, drawer and space for dishwasher under, cupboard over. Work surface return with inset electric hob, cupboards & drawers under, cupboards & stainless steel cooker hood over. Further work surface return with cupboard, space & plumbing for automatic washing machine under, glazed display units over.

LOUNGE

4.80m x 3.81m (15'8" x 12'6")

Having coved & textured ceiling, wood effect flooring, staircase rising to first floor, television aerial connection point and fireplace with tiled hearth, inset multi-fuel burner and surround. Sliding doors with windows to either side to the conservatory and door to the:

DINING ROOM

4.83m x 2.41m (15'10" x 7'11")

Having two windows to front elevation, textured ceiling and wood effect flooring.

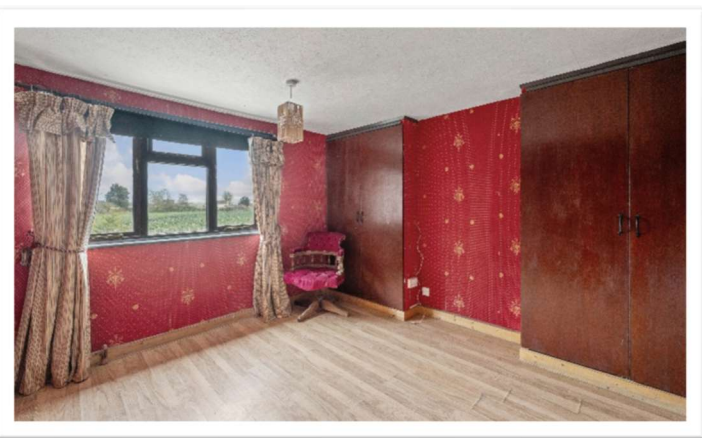
CONSERVATORY

6.10m x 3.96m (20'0" x 13'0")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden, ceiling fan/light fitting and wood effect flooring.

INNER HALL

Having further staircase rising to the unfinished extension.



SHOWER ROOM

Having window to side elevation, tiled floor, tiled walls, extractor, shower enclosure with shower fitting, close coupled WC and hand basin.

FIRST FLOOR LANDING

With doors to both bedrooms.

BEDROOM ONE

3.66m x 3.33m (12'0" x 10'11")

Having window to rear elevation, textured ceiling, wood effect flooring, two built-in wardrobes & built-in cupboard.

BEDROOM TWO

4.57m x 2.44m (15'0" x 8'0")

Having two windows to front elevation and textured ceiling.

ONGOING EXTENSION

The staircase from the inner hall leads to the unfinished part of the property and is subject to building control final approval. The landing has a Velux style roof window and gives access to:

BEDROOM THREE (UNFINISHED)

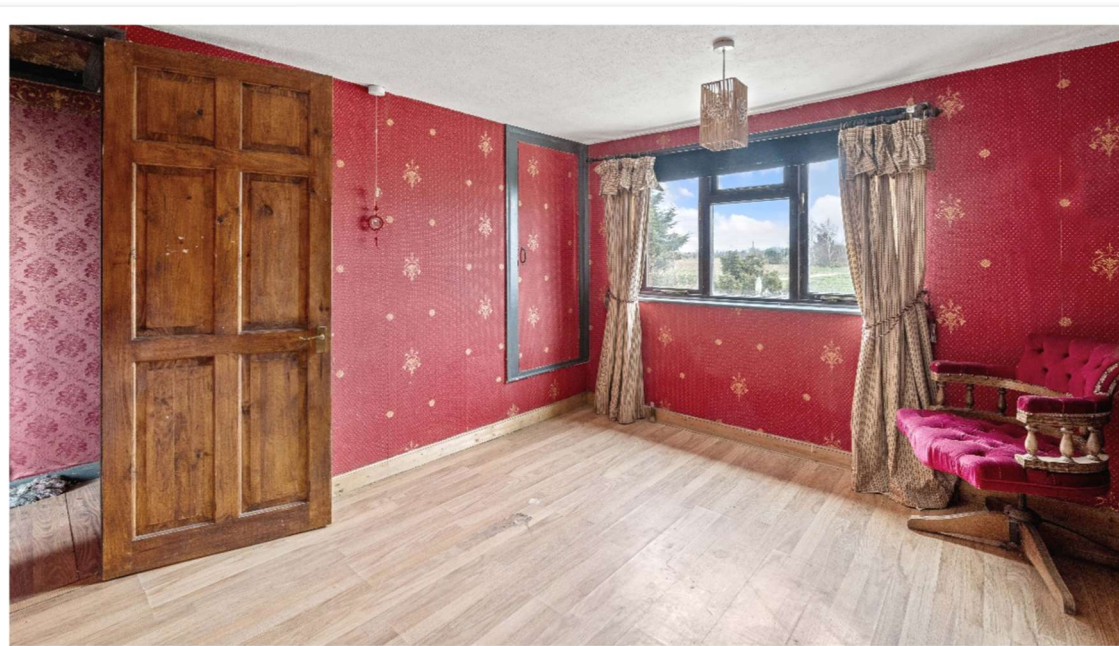
3.02m x 2.46m (9'11" x 8'1")

Having window to side elevation.

BATHROOM (UNFINISHED)

Having window to side elevation.

The extension requires boarding, insulation, plastering, decorating and the bathroom needs to be fitted.



EXTERIOR

Gated access leads to a large gravelled area which provides ample off-road parking & hardstanding.

To the rear of the property there is a lawned garden with established borders and a garden shed.

THE PLOT

The property occupies a plot of approximately 0.18 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity and water connected. Heating is via electric heaters. Drainage is to a septic tank. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

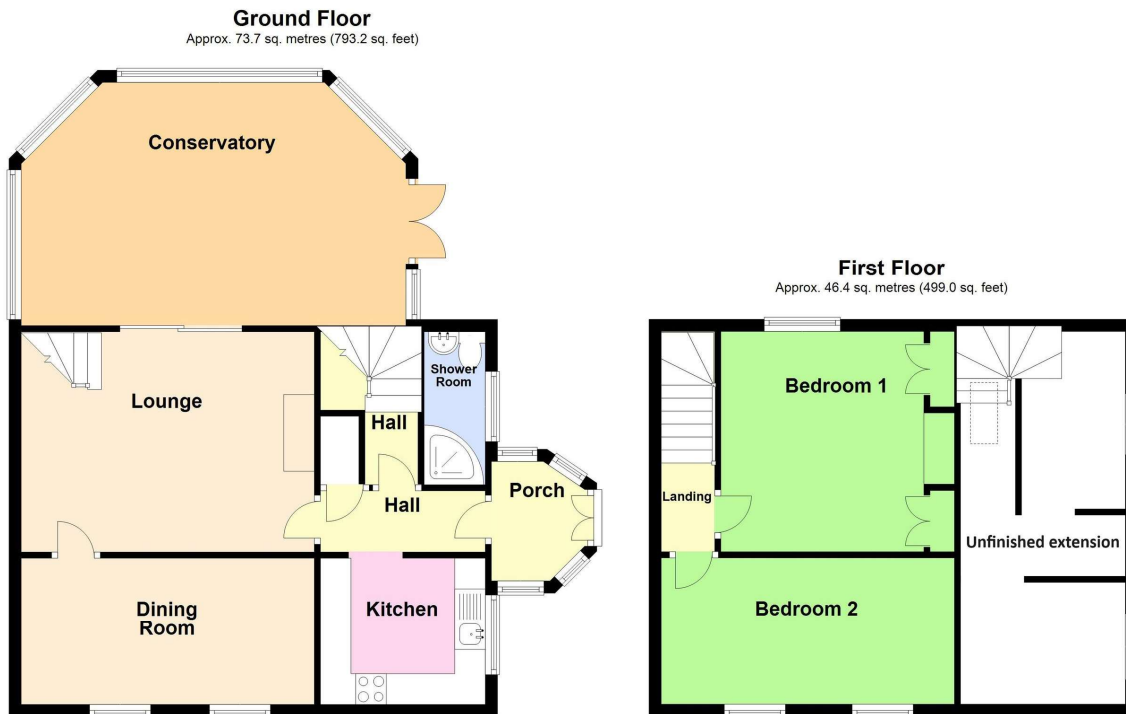
AGENT'S NOTES

The agents understand that a solar farm is being constructed in an adjacent field to the property.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan



Total area: approx. 120.1 sq. metres (1292.2 sq. feet)



 **NEWTONFALLOWELL**

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