



Spanby Lodge Farm

Spanby, Sleaford, Lincolnshire NG34 0BG

Guide Price £500,000

BROWN & CO JH Walter



Spanby Lodge Farm, Spanby, Sleaford, Lincolnshire NG34 0BG

DESCRIPTION

A detached Dormer bungalow, surrounded by mature gardens, situated in an idyllic, remote rural location. The Property benefits from an adjacent paddock, general purpose shed and traditional stable block. The total site equates to 2.44 acres.

In more detail, the principal accommodation comprises an entrance porch, utility room, WC, kitchen, living room, dining room, bathroom, conservatory, master bedroom, together with a double bedroom on the first floor.

LOCATION

Spanby Lodge Farm is situated off Spanby Lane, to the east of the hamlet of Spanby. Spanby is well located with good connections to the towns of Sleaford, Bourne, Grantham and Boston. Sleaford, an attractive market town, is situated just six miles from Spanby and provides an array of local shopping and recreational facilities.



ACCOMMODATION

Entrance Porch

Front entrance door, door opening into:

Entrance Hall

Stairs leading to first floor, radiator.

Dining Room

Double glazed windows to front and side, sliding doors leading to the conservatory, fireplace, two radiators.

Conservatory

Sliding patio doors, tiled flooring.

Master Bedroom

Double glazed windows to side and rear, built in wardrobe, two radiators.

Shower Room

Double glazed window to rear, wash basin, WC, shower cubicle, radiator, airing cupboard.

Living Room

Double glazed windows to front and side, wood burning stove, radiator.

Kitchen

Double glazed windows to side and rear, stainless steel drained worktop, base and eye level storage units, boiler.

Rear Lobby

Entrance doors to front and rear.

WC

WC, radiator.

Utility

Double glazed window to front, sink, spaces for washing machine and tumble dryer, radiator.

First Floor

Landing

Two built-in storage cupboards.

Bedroom

Double bedroom, glazed window to side elevation, radiator.

GROUNDS AND Paddock

The Property is set in grounds of approximately 2.44 acres, surrounded by mature gardens together with a partially fenced grass paddock, accessible directly from the road or via a wooden footbridge on the northern boundary of the garden.

BUILDINGS

The Property comprises a steel portal framed building measuring approximately 17.5m x 13m. The building benefits from a concrete floor, running water and a three-phase electricity supply. This general-purpose building lends itself to a range of uses, subject to the necessary planning consents.

A traditional stable block is situated on the northern boundary of the Property, consisting of five loose boxes measuring approximately 6.30m x 2.70m internally each, benefitting from concrete floors. We are informed that the stables have previously had planning consent for conversion to residential use, which has since lapsed.



SERVICES

The Property benefits from oil central heating, mains water and electricity and a septic tank.

TENURE AND POSSESSION

The Property is for sale freehold by private treaty.

COUNCIL TAX

The Property is in Council Tax Band C.

MOBILE

We understand from the Ofcom website that there is good mobile coverage from Three and O2 at the Property.

BROADBAND

According to Ofcom broadband is currently not available in the location.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted are most grateful for your assistance with this.

ENERGY PERFORMANCE CERTIFICATE

The Property has an Energy rating of E.

VIEWING PROCEDURE

Viewing of this Property is strictly by appointment. If you would like to view, please contact the Brown&CoJHWalter Lincoln office.

IMPORTANT NOTE

The Property is situated within the site of the proposed Anglian Water reservoir. For further information regarding this, please contact the agent.

AGENT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		





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