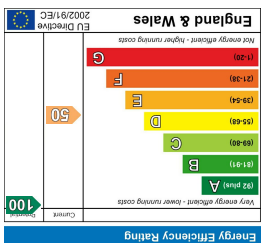


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.petersonborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Energy Efficiency Graph



Area Map



Floor Plan



Durhams Road

Dawsmere, Spalding, PE12 9NJ

Nestled in the serene Lincolnshire countryside near Dawsmere, this charming semi-detached cottage on Durhams Road is a true gem. Dating back to 1890, this solid brick construction has been lovingly maintained and boasts a plethora of modern upgrades.

Step inside to find a beautifully presented interior with stylish and neutral decor throughout. The ground floor features a modern fully fitted kitchen, a convenient two-piece cloakroom, a cosy dining room/snug that opens up to a lovely living room complete with a new log-burning stove and a stunning fireplace. The solid wood flooring adds a touch of elegance to the space. As you ascend the feature carpeted stairs, you'll find two double bedrooms and a generously sized four-piece bathroom, perfect for unwinding after a long day. The property also benefits from internal wall insulation, oil-fired central heating, uPVC double glazing, and many restored original features that add character to the home. Outside, the cottage offers a substantial gravel driveway with gated access to additional parking and a timber-built garage/workshop with light and power. A timber storage shed provides extra storage space. To the rear, a delightful patio area overlooks a lush lawn and offers stunning views of the surrounding fields, creating a peaceful retreat right at your doorstep. Don't miss the opportunity to make this cottage your own and enjoy the tranquility and beauty of rural living in this picturesque setting.

Kitchen
9'10" x 11'8"

WC
6'4" x 3'10"

Dining Room
9'10" x 12'6"

Living Room
11'7" x 12'2"

Landing
2'11" x 3'1"

Master Bedroom
11'10" x 12'8"

Bathroom
9'10" x 11'8"

Bedroom Two
8'10" x 9'9"

Garage
9'10" x 17'8"

EPC - E
50/104

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: None
- Building safety: No
- Known planning considerations: No
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No



Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: Not Known
Right of way public: No
Right of way private: No
Registered easements HMLR: No
Shared driveway: No
Loft access: No
Drain access: No
Other: Not Known
Parking: Driveway Private, Garage
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Oil, Log Burner
Internet connection: Fixed Wireless
Internet Speed: up to 10Mbps
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

