

Bridge Road, Long Sutton Spalding PE12 9EF

welcome to

Bridge Road, Long Sutton Spalding

Three double bedroom detached farmhouse, PLOT OF APPROXIMATELY 1.6 ACRES. Three reception rooms, kitchen & rear entrance porch. FAMILY BATHROOM & DOWNSTAIRS WC. Two driveways, ample parking, DETACHED DOUBLE GARAGE & a range of OUTBUILDINGS, some needing attention. AVAILABLE WITH NO CHAIN













Auctioneer's Comments

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Entrance Hall

having stairs to first floor, Parquet flooring, door to living room, door to dining room and door to:

Lounge

15' 11" x 13' 10" (4.85m x 4.22m)

feature circular Bay window to front, solid wood flooring and double doors to rear garden

Living Room

13' 1" x 13' 11" (3.99m x 4.24m)

having feature fireplace with gas fire and Bay window to front

Dining Room

11' 4" x 12' 9" (3.45m x 3.89m) wall mounted gas fire, built-in cupboard and door to:

Kitchen

14' 10" max x 13' 11" max (4.52m max x 4.24m max) having a range of wall and base units, work surfaces and a single bowl stainless steel sink. Space for electric oven, wall mounted gas boiler, built-in pantry cupboard (6'0 x 3'1), door to rear entrance porch and door to:

Wc

5' 11" x 2' 9" (1.80m x 0.84m) having fitted WC

Rear Entrance Porch

having rear door to driveway and garden

Landing

with built-in airing cupboard and hot water tank

Bedroom 1

15' 11" x 13' 10" (4.85m x 4.22m) feature circular Bay window to front

Bedroom 2

14' 10" x 13' 11" (4.52m x 4.24m)

Bedroom 3

12' 11" x 13' 11" (3.94m x 4.24m)

Bathroom

11' 4" x 8' (3.45m x 2.44m)

comprising three piece suite of pedestal sink, bath and shower cubicle with electric shower. Door to:

Separate Wc

3' 11" x 4' 5" (1.19m x 1.35m) with fitted WC

Outside

the property has an in an out driveway which leads to a detached garage and adjoining brick-built store. There are 3 separate lawns to the front spanning the width of the plot, as well as a range of outbuildings to include an open fronted barn and an additional detached barn style building (barn 1 & barn 2 in the room descriptions). Vehicular and pedestrian access can be made to the paddock area to the rear, which is laid to lawn and has an area that was previously used for glasshouses but the buildings are now derelict.

Garage

17' 1" x 15' 8" (5.21m x 4.78m) having double roller doors to the front

Barn 1

16' 7" x 43' 10" ($5.05m \times 13.36m$) access doors to the side and an internal doorway leading to:

Barn 2

21' 11" x 38' 7" (6.68m x 11.76m) access doors to side

Agents Note - Outbuildings

some of the outbuildings on the plot are in a state of disrepair and buyers should note that some of them contain asbestos as part of the construction

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- LARGE THREE DOUBLE BEDROOM DETACHED FARMHOUSE NEEDING COSMETIC UPDATING **THROUGHOUT**
- THREE RECEPTION ROOMS & KITCHEN DINER

Tenure: Freehold EPC Rating: C

Council Tax Band: C

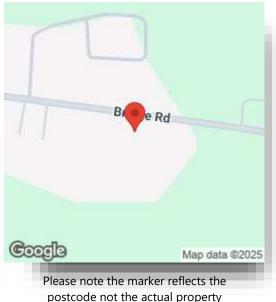
guide price

£275,000









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Property Ref: LST107065 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or and boundaries of the property and other important matters before exchange of contracts.





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