



Rectory Farm Cottage, Spalding, PE10 0BD



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## Key Features

- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- En-Suite Wet Room To The Main Bedroom
- Downstairs Bathroom
- Gated Driveway Providing Off Road Parking
- Private Front and Rear Garden
- Secluded Location
- EPC Rating TBC

£300,000







Positioned in a peaceful rural location and offered with no onward chain, this charming detached three-bedroom character home is set on a generous plot with field views in all directions. Combining original features with comfortable living, the property offers three bedrooms, two reception rooms, and extensive gated driveway parking, making it ideal for those seeking privacy, space, and countryside living.

Accessed via the rear, the property welcomes you into a tiled porch with built-in storage, which leads directly into the kitchen/diner. The kitchen is well-equipped with grey wooden base and wall-mounted units, marble-effect worktops, an inset sink, built-in oven, induction hob, and space for freestanding appliances. Tiled flooring continues throughout the kitchen and porch, creating a seamless and practical space. Adjacent to the kitchen is a separate utility area with further space for freestanding appliances, which in turn leads to the downstairs bathroom, featuring a bath, sink, and WC. To the front of the property is a spacious lounge which features a central log burner. Double doors from the lounge open into the conservatory, which is also laid to tile and features a rear door that opens to the front garden.

Upstairs, a generous landing connects all three bedrooms. Two of the bedrooms are doubles and feature charming fireplaces. The principal bedroom also benefits from its own en-suite wet room, complete with a shower, WC, and hand wash basin.

Externally, the property is approached via a large, gated gravel driveway offering ample parking for multiple vehicles. The beautifully maintained front garden features mature borders, willow trees, and lawned areas. To the rear, the private garden continues the theme of space and seclusion, with more lawned areas, mature planting, and several patio seating spots — ideal for outdoor dining and relaxing.







Porch 1.56m x 1.83m (5'1" x 6'0")

Kitchen 5.29m x 3.55m (17'5" x 11'7")

Lounge/Diner 5.34m x 3.61m (17'6" x 11'10")

Conservatory 3.76m x 4.45m (12'4" x 14'7")

Hallway 1.72m x 1.59m (5'7" x 5'2")



Bathroom 1.75m x 2.41m (5'8" x 7'11")

Principal Bedroom 4.35m x 3.63m (14'4" x 11'11")

Bedroom 2 2.67m x 3.64m (8'10" x 11'11")

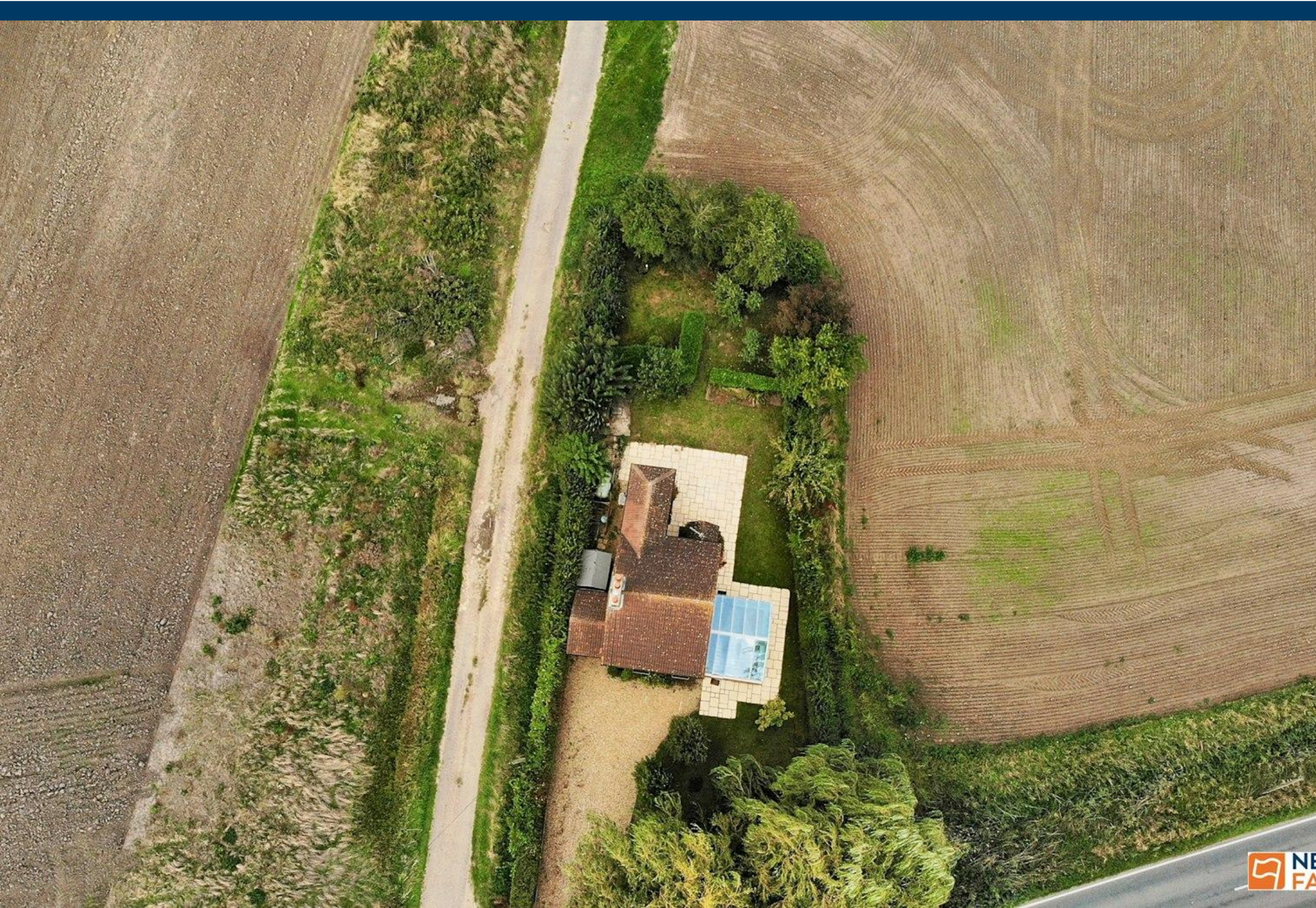
Bedroom 3 2.54m x 2.61m (8'4" x 8'7")



En-Suite 1.97m x 4.16m (6'6" x 13'7")

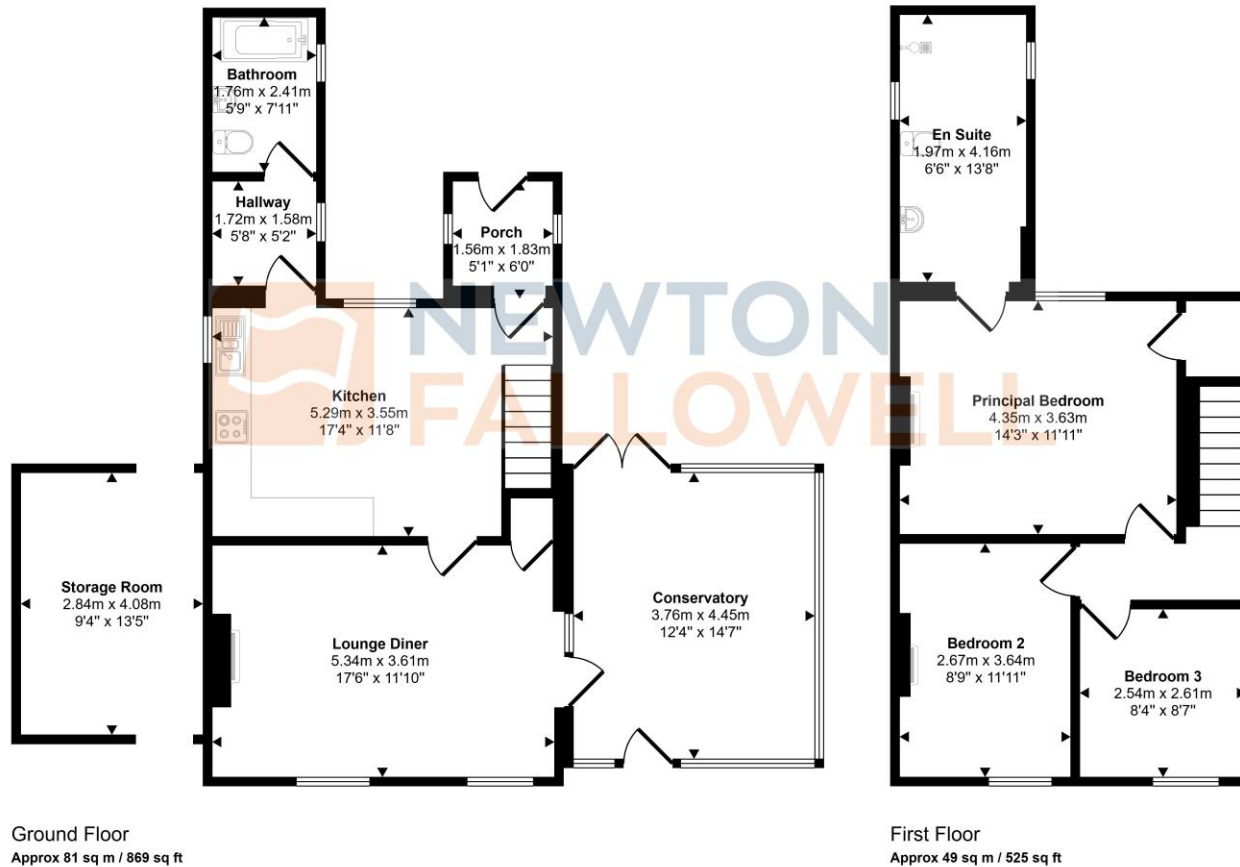








Approx Gross Internal Area  
130 sq m / 1394 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### COUNCIL TAX INFORMATION:

Local Authority: South Kesteven

Council Tax Band:

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



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