

EST 1770



Longstaff^{.COM}

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



2 Folkingham Road, Morton, Bourne, Lincolnshire PE10 0NS

Guide Price: £525,000 (£435,000 for the house and outbuildings only)

Three bedroom detached house set within approximately 0.68 acres (0.277 hectares) with extensive outbuildings and two commercial units. Freehold with vacant possession in part and subject to lease in part. No onward chain

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ENTRANCE HALL

15' 1" x 6' 10" (4.6m x 2.1m) (max) carpeted with neutral decor, single panel radiator, north window, west facing door and window and under stairs cupboard.

LIVING ROOM

15' 1" x 19' 4" (4.6m x 5.9m) (max) carpeted with neutral decor, south window and two west facing windows, one of which is a bay window with an east facing external door. Fireplace with stone surround and single panel radiator.



DINING ROOM

9' 10" x 17' 4" (3m x 5.3m) Tiled floor with neutral decor, exposed beams, single panel radiator, south facing window and storage cupboard.



KITCHEN

10' 2" x 17' 0" (3.1m x 5.2m) Tiled effect floor with neutral decor, range of base and wall mounted kitchen units with double electric oven, four ring electric hob, integrated dishwasher and space for fridge. East facing window with south facing windows and west facing exterior door.

UTILITY ROOM

10' 2" x 7' 2" (3.1m x 2.2m) Tile effect flooring, painted walls, range of base units with space for a fridge and washing machine. East facing window and north facing door into rear entrance porch.

CLOAKROOM

5' 10" x 4' 7" (1.8m x 1.4m) Tiled floor, neutral decor, north facing window with WC, radiator and wall mounted Worcester gas fired boiler.

REAR ENTRANCE PORCH

6' 2" x 5' 2" (1.9m x 1.6m) Vinyl floor with brick walls, wooden frame with west facing door and east and north facing windows. Tiled roof.

FIRST FLOOR LANDING

Two north facing windows with airing cupboard containing hot water cylinder and loft access on the landing.

BATHROOM

11' 9" x 7' 10" (3.6m x 2.4m) Carpeted with wall paper walls, suite includes WC, basin and bath. West facing window and single panel radiator.

FRONT BEDROOM

18' 8" x 15' 1" (5.7m x 4.6m) (max) carpeted with neutral decor, east, south and west facing windows and storage cupboard.

BEDROOM

10' 2" x 11' 5" (3.1m x 3.5m) Carpeted with neutral decor, south facing window and storage cupboard.

BEDROOM

10' 2" x 13' 5" (3.1m x 4.1m) Carpeted with neutral decor, east and south facing windows and single panel radiator.

EN-SUITE

7' 2" x 5' 10" (2.2m x 1.8m) Tiled floor and walls with WC, basin (set within vanity unit), large walk in shower and towel warmer. East facing window.

GARAGE

20' 8" x 15' 8" (6.3m x 4.8m)

STORE

10' 9" x 20' 4" (3.3m x 6.2m) (rear of garage) concrete floor, brick and stone walls, lights and electric.

WEST STORE

26' 10" x 14' 1" (8.2m x 4.3m) Wooden floor, stone walls with lights.

JUNK SHOP

9' 10" x 20' 0" (3m x 6.11m) With lights and electric.

REAR SECTION OF JUNK SHOP

8' 10" x 20' 4" (2.7m x 6.2m)

FISH AND CHIP SHOP



Let on a Landlord and Tenant Act 1954 lease. On a term of 7 years from the 1st September 2017. A copy of the lease and further lease details are available from the Selling Agents.

To the rear of the Junk Shop is a communal WC facility which is utilised by either commercial unit and is maintained by the landlord.

To the north side of the Fish and Chip Shop is a convenience store. To the rear of the convenience store is a fire exit door opening onto the land being offered For Sale. This is a right of way to be used as a fire exit only for the convenience store.

LOTING

The property is available as a whole with a Guide Price of £525,000 or the house is available on its own with a Guide Price of £435,000. The line dividing the two parts is approximately 5.3m from the rear wall of the Fish and Chip Shop, drawn straight across the side of the property. If the house is sold without the commercial units, the house will be granted a right of way over the entrance way, subject to reasonable contributions towards wear and tear, upkeep and maintenance. The exact location and extent of the right of way is to be agreed between the parties if required.

SERVICES

The house benefits from mains water, foul drainage, electric and gas. A number of the outbuildings have electric connections. The Junk Shop and Fish and Chip Shop both have mains electric supplies and utilise the WC facilities to the rear.

DIRECTIONS

From the centre of Bourne proceed north towards the A15. Upon entering Morton, proceed past the turn onto High Street, Morton and turn right into the property after about 40 meters after the junction.

TENURE

The freehold is offered For Sale although part of it (the Fish and Chip Shop) is let so is offered For Sale subject to that lease. A copy of the lease is available from the Selling Agents.

EXTERNAL FLOOR AREA

The gross external floor area of the house is approximately 194m² (2,093 sq.ft.)

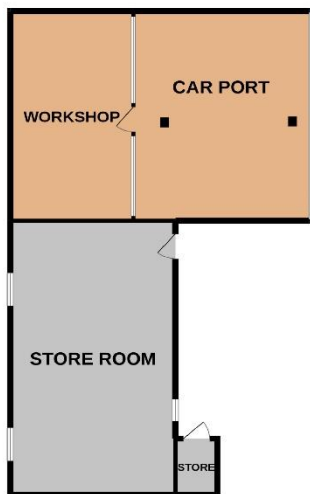
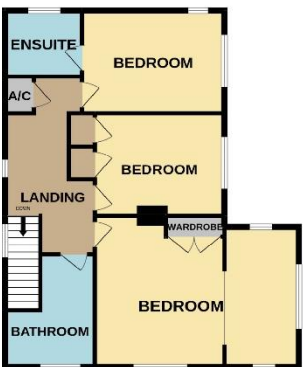


FLOOR PLAN FOR 2 FOLKINGHAM ROAD

GROUND FLOOR
1937 sq.ft. (180.0 sq.m.) approx.



1ST FLOOR
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 2757 sq.ft. (256.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

FLOOR PLAN FOR 2A AND 4A FOLKINGHAM ROAD

GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.

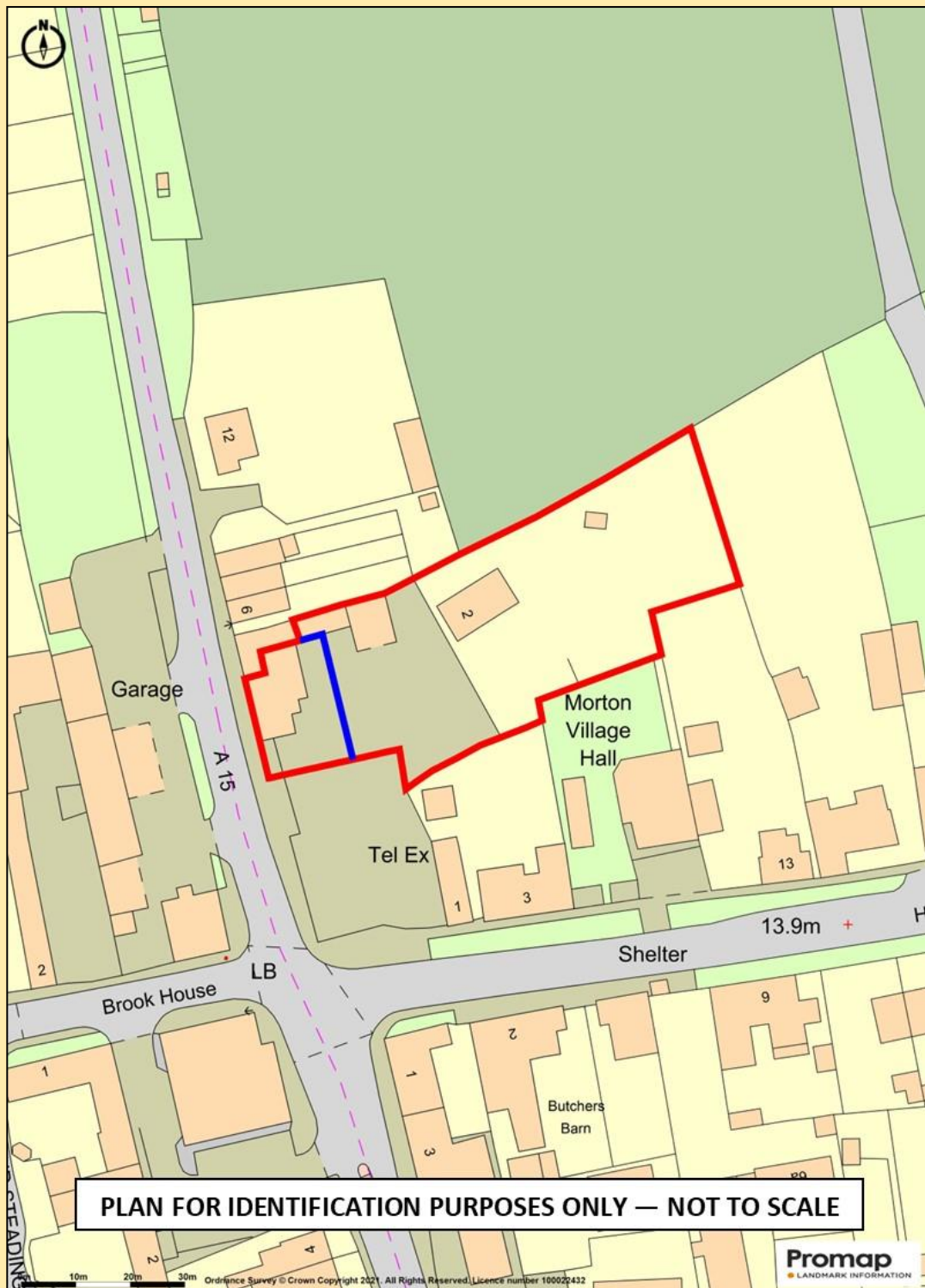


TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022

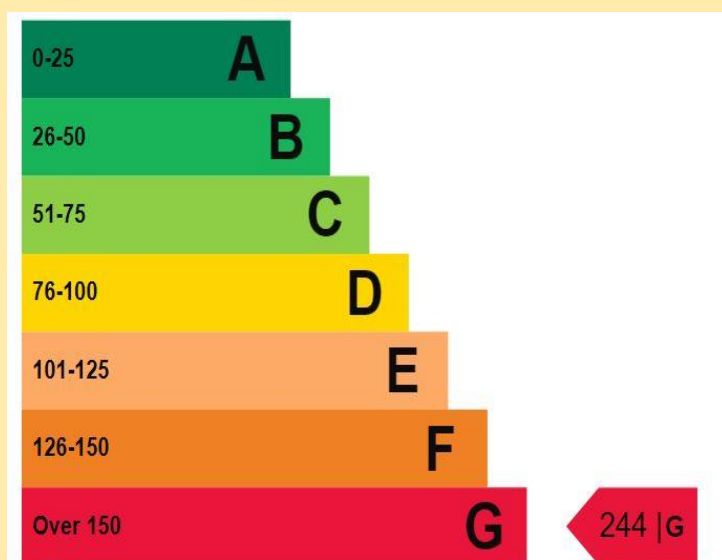
SITE PLAN – FOR IDENTIFICATION PURPOSES – NOT TO SCALE



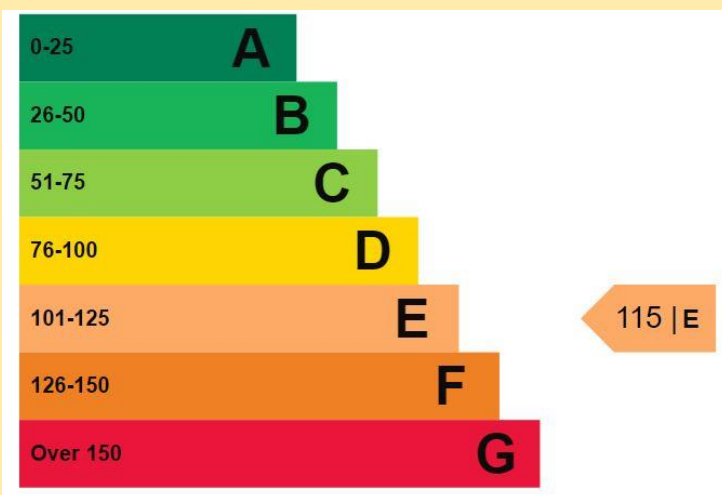
EPC FOR 2 FOLKINGHAM ROAD (HOUSE)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

EPC FOR 2A FOLKINGHAM ROAD (CHIP SHOP)



EPC FOR 4A FOLKINGHAM ROAD (JUNK SHOP)



TENURE Freehold

COUNCIL TAX

Band F

Rateable Value:

£6,300 (2019 list)

LOCAL AUTHORITIES

South Kesteven District Council – 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: 14913

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

R. Longstaff & Co., 73b Abbey Road, Bourne
Lincolnshire PE10 9EN

CONTACT

T: 01778 420406 F: 01778 420749

E: bourne@longstaff.com

www.longstaff.com

Brochure Produced: January 2022