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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Box Tree Cottage, Black Jack Road, Swineshead PE20 3HH

£369,950 Freehold

- APPROX HALF AN ACRE (STS)
- Must Be Viewed!
- FIELD VIEWS!!
- MULTIPLE RECEPTION ROOMS!
- South Facing Rear Garden

A surprisingly deceptive spacious home located within the heart of open space! Accommodation comprising of main entrance leading into sun room, living room, utility room, kitchen, office, snug, double bedroom and bathroom. To the first floor 2 double bedrooms with bedroom 1 having the benefit of walk-in storage area and En-Suite. Ample parking, south facing rear garden, detached outbuilding.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Access is gained to the side of the property via:

CONSERVATORY

12' 5" x 27' 2" (3.8m x 8.3m) Dwarf brick wall, UPVC double glazed windows to the rear and side elevations, UPVC double glazed French doors to the rear elevation, UPVC double glazed door to the side elevation, plank laminate flooring, vaulted ceiling with fitted fan light, power sockets, double radiator, central lights in Conservatory are electric and remote controlled. UPVC double glazed door leading into:

LOUNGE

10' 2" x 21' 10" (3.11m x 6.66m) 2 UPVC double glazed windows to the front elevation, UPVC double glazed window to the side elevation, 2 radiators, feature brick wall, wall mounted Wallstar oil fired boiler, access to loft space, TV



point, BT point, UPVC double glazed window to the rear elevation.

From the Conservatory wooden door leads into:

UTILITY ROOM

8' 11" x 5' 11" (2.74m x 1.82m) UPVC double glazed window to the rear elevation, skimmed ceiling, loft access, smoke alarm, fitted worktop, eye level units, base unit, plumbing and space for washing machine, space for tumble dryer, radiator, recessed lighting, opening into:

KITCHEN

8' 2" x 12' 9" (2.51m x 3.91m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, double radiator, skimmed ceiling, 2 centre spotlight fitments, recessed lighting, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset sink with mixer tap, fitted Flavel electric cooker with glass splashbacks, stainless steel canopy extractor fan, further UPVC double glazed window to the side elevation.

STUDY/OFFICE

8' 1" x 8' 10" (2.47m x 2.71m) UPVC double glazed window to the rear elevation, solid wooden door to the side elevation, centre light point.

SNUG

10' 10" x 12' 10" (3.32m x 3.92m) UPVC double glazed window to the front elevation, obscure UPVC double glazed door to the front elevation, centre spotlight fitment, tiled flagstone flooring, TV point, double radiator, fitted freestanding multi fuel burner with fitted cupboards into recess, spiral staircase leading to the First Floor Landing, further door leading into:

BEDROOM 3

10' 9" x 10' 2" (3.29m x 3.12m) UPVC double glazed window to the rear elevation, UPVC double glazed window to the front elevation, radiator, 2 fitted double wardrobes, central dressing table, textured ceiling, centre light point, 2 fitted wall lights.

From the Snug a glazed door leads into:

CLOAKROOM

2' 11" x 6' 1" (0.89m x 1.86m) Low level WC, part tiled walls, centre light point. Opening into:

BATHROOM

8' 5" x 10' 2" (2.59m x 3.10m) Radiator, 2 obscure UPVC double glazed windows to the side elevation, skimmed ceiling, centre light point, access to loft space, vinyl floor covering, fully tiled walls, fitted with a two piece suite comprising 'P' shaped bath with mixer tap and fitted shower screen with Triton power shower over and pedestal wash hand basin with mixer tap.

From the Snug the spiral staircase rises to:

FIRST FLOOR LANDING

Centre light point, opening into:





BEDROOM 1

11' 2" x 10' 6" (3.42m x 3.21m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, double radiator, recessed storage area with shelving and hanging rail.

PART EN-SUITE

3' 7" x 10' 3" (1.1m x 3.13m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, centre spotlight fitment, fitted with a two piece suite comprising low level WC and wash hand basin with fitted ultra wash shower attachment tap.



BEDROOM 2

10' 9" x 10' 3" (3.3m x 3.13m) UPVC double glazed window to the front elevation, textured ceiling, centre spotlight fitment, radiator, laminate flooring.

EXTERIOR

To the side there is access off into large yard area with fenced boundaries and wooden garden lean-to and this leads to the brick built garage. Further double gated access leading on to the road.

Gravelled area to the front elevation with fenced boundaries.



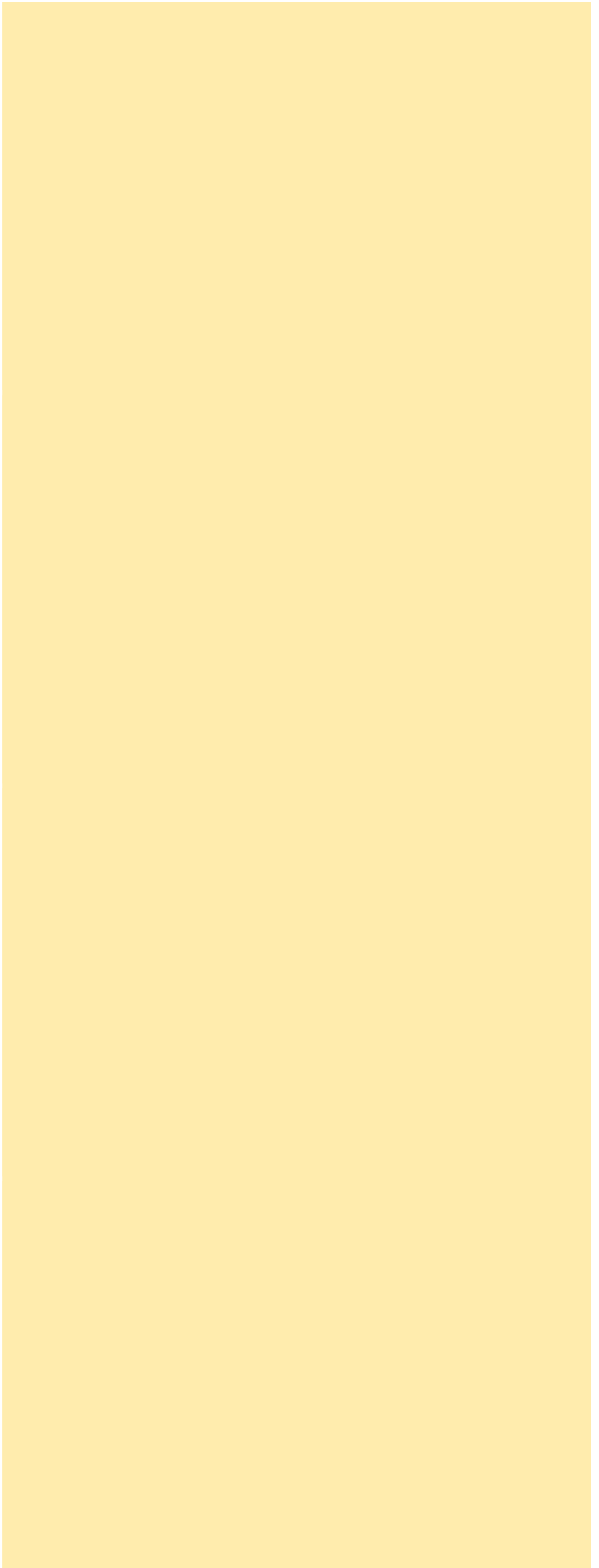
The garden is mainly to the side and rear elevations, extensive lawned area with small paddock. Glasshouse, polytunnel and small box stable.

The rear garden is laid to lawn with fenced boundaries, external electrics, cold water tap.

DIRECTIONS

From our office leave the office along New Road on to Westlode Street, bear left into Albion Street. At the roundabout take the second exit on to West Marsh Road B1180 proceed along here to the roundabout take the third exit and then at the next roundabout take the first exit on to the A16. Follow the A17 for 5 miles to Sutterton take the first exit on to the A17. Proceed along here and take the third exit on the A52 follow this road and at the roundabout take the second exit on to Abbey Lane. After approximately half a mile turn right on to Black Jack Road (B1391) where the property will be located on the left hand side.











Total area approx. 107.0 sq. metres (1122.0 sq. ft)

TENURE Freehold

SERVICES Mains water and electricity. Oil central heating. Drainage to a septic tank.

COUNCIL TAX B

LOCAL AUTHORITIES

Boston Borough Council 01205 314200
 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: S11228

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		