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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



'Mortimer', The Raceground, Spalding PE11 3AP

GUIDE PRICE - £194,950 Freehold

- Non-Estate Location
- 2 Bedroom Bungalow
- No Chain
- Ample Off-Road Parking
- Non-Standard Construction

Well presented detached bungalow in pleasant non-estate location. Non standard construction with single brick outer skin, established gardens, gated multi car driveway, garage and car port. 2 bedrooms and large reception room. Viewing highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Obscure glazed front entrance door opening into:

RECEPTION HALL

16' 1" x 4' 7" (4.91m x 1.40m) Coved cornice, radiator, access to loft space, ceiling light, store cupboard, recess with fitted Airing Cupboard housing the modern Worcester gas fired central heating boiler and radiator, doors arranged off to:

BEDROOM 1

11' 11" x 10' 4" (3.64m x 3.16m) Secondary glazed window to the front elevation, radiator, coved cornice, ceiling light.

BEDROOM 2

12' 2" x 10' 5" (3.73m x 3.18m) Secondary glazed window to the rear elevation, coved cornice, ceiling light, radiator, range of recessed fitted wardrobes, store cupboards and drawers.

SHOWER ROOM

5' 5" x 7' 0" (1.66m x 2.15m) Refitted in 2022 with modern fully tiled walls, large walk-in shower with glazed screen, pedestal wash hand basin with mixer tap, radiator, shaver point, ceiling light.





L SHAPED LOUNGE AREA

15' 5" x 9' 10" (4.71m x 3.02m) Secondary glazed windows to the front and side elevations, radiator, fireplace with fitted coal effect fire and modern surround, coved cornice, ceiling light.

DINING AREA

10' 11" x 9' 0" (3.35m x 2.76m) Coved cornice, ceiling light, radiator, secondary glazed side window, door to:

FITTED BREAKFAST KITCHEN

14' 0" x 9' 9" (4.27m x 2.98m) overall Single drainer stainless steel sink unit with hot and cold taps, cupboards and drawers beneath, roll edged worktops with further base cupboards and drawers, intermediate wall tiling, matching eye level wall cupboards, fully tiled walls, vinyl floor covering, dual aspect with UPVC windows to the side and rear elevations, fluorescent strip light, space for gas cooker, extractor fan, shelved larder and further store cupboard with coat hooks, shelving and overhead storage.



EXTERIOR

Five bar farm style wooden gate opening on to the gravelled driveway with multiple parking for several cars in tum giving access to:

LARGE DETACHED GARAGE/WORKSHOP

22' 2" x 11' 7" (6.76m x 3.54m) Brick construction beneath a pitched roof with up and over door, concrete floor, power, lighting, side personnel door, fitted work bench and shelves.

ADJACENT CAR PORT

8' 10" x 21' 11" (2.7m x 6.7m) A useful concreted hard standing with external electric light and felted flat roof providing useful covered parking.

STORE SHED

10' 10" x 9' 8" (3.32m x 2.95m) Attached to the rear of the Garage with concrete floor and double entrance door.



To the front of the property there is a lawned garden with stocked borders and a low retaining capped brick wall to the front boundary, concrete service path and to the rear a lawned garden with stocked borders, gravelled patio area. Hedge row leading to the rear. A Pathway runs behind wooden fence. The lawned area to the side is being sold separately as a Building Plot (white posts indicate the new boundary). The two Apple Trees in the side garden of Mortimer are to be removed by the purchaser of the plot and works to divert the existing French drain serving Mortimer's private drainage system will be re-aligned.

BRICK OUTHOUSE

9' 5" x 6' 5" (2.89m x 1.97m) Belfast sink with cold water tap, range of freestanding cupboards and drawers, appliance space, fluorescent strip light, power points, side window. This being a very useful freezer room/store.

ATTACHED STORE

4' 3" x 4' 2" (1.32m x 1.28m) Of brick construction providing useful storage for garden tools.

GREENHOUSE

12' 1" x 7' 6" (3.7m x 2.3m) internal of aluminium framed construction.

DIRECTIONS

From Spalding centre proceed in a southerly direction along the west bank of the River Welland along London Road continue without deviation to the T junction opposite the BP Service Station turning right into Little London. Proceed then take a right hand turning (on the sharp left hand bend) into The Raceground, over the level crossing follow the left hand fork and the bungalow is the second on the left hand side.

AGENTS NOTE

The adjacent Building Plot is also available through Longstaffs with indicative planning for a 3 bedroom bungalow with an asking price of £99,950.



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



FLOOR PLAN
794 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA - 794 sq.ft. (73.7 sq.m.) approx.
While 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.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 99 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

TENURE

Freehold

SERVICES

Mains water and electricity. Gas central heating. Private drainage.

COUNCIL TAX BAND

Band B

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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