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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



White Cottage, Spalding Road, Sutterton PE20 2ET

GUIDE PRICE - £279,000 Freehold

- Non-Estate Location
- 3 Bedroom Cottage
- Ample Off Road Parking
- Superbly Presented Accommodation
- Viewing Recommended

Sympathetically modernised detached 3 bedroom cottage in popular non estate village location close to amenities. Ample off-road parking, former garage (now split as a store and inflatable hot tub room). Electric Air Source Heating system, UPVC windows. Entrance hall, full width lounge, kitchen and garden/dining room to the ground floor; 3 bedrooms and bathroom to the first floor. Generous sized gardens designed for ease of maintenance with hard landscaping and artificial lawns.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Part glazed UPVC side entrance door to:

RECEPTION HALL

8' 1" x 8' 11" (2.48m x 2.73m) Window to the rear elevation with fitted blind, Karndean flooring, under floor heating, modern consumer unit, smoke alarm, recessed ceiling light, staircase off.

FITTED KITCHEN

17' 5" x 8' 10" (5.32m x 2.71m) Karndean flooring, under floor heating, range of recessed ceiling lights, smoke alarm, window to the side elevation, extensive range of modern fitted units comprising numerous base cupboards and drawers beneath the work surfaces with inset 4 ring ceramic hob with multi speed cooker hood above, water softener, fitted electric double oven, integrated fridge freezer and dishwasher.

SITTING ROOM

26' 0" x 11' 10" (7.95m x 3.62m) Dual aspect with 2 windows to the front and one to the side each with fitted blinds, Karndean flooring, under floor heating, range of recessed ceiling lights, smoke alarm.

From the Kitchen direct access into:



GARDEN ROOM/DINING ROOM

15' 6" x 11' 5" (4.73m x 3.48m) Dwarf brick and UPVC construction with fitted blinds, pitched obscured roof with propeller style fan and pendant light fitment, under floor heating, glazed UPVC side entrance door and a pair of UPVC glazed French doors to the rear opening on to the covered patio with timber pergola.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING

Fitted carpet, access to loft space, recessed ceiling light, UPVC side window with blind, doors arranged off to:

BEDROOM 1

13' 0" x 11' 11" (3.97m x 3.65m) Fitted carpet, UPVC window to the front elevation with fitted blind, recessed ceiling lights, radiator.

BEDROOM 2

13' 0" x 12' 0" (3.97m x 3.66m) maximum Window to the front elevation with fitted blind, radiator, recessed ceiling lights, fitted carpet.

BEDROOM 3

13' 1" x 5' 8" (4.01m x 1.75m) plus recess with fitted shelves. Recessed ceiling light, TV point, radiator, window to the side elevation with fitted blind.

LUXURY BATHROOM

8' 10" x 8' 9" (2.70m x 2.69m) Tiled floor, fitted four piece suite comprising tub bath with side mixer tap and shower attachment, independent shower cubicle, low level WC with concealed cistern and push button flush, bracket hand basin with mixer tap and vanity store cupboard beneath, vertical radiator/towel rail, obscure glazed UPVC window, extractor fan, recessed ceiling lights.

EXTERIOR

Picket fencing to the front boundary, artificial lawn with gravelled borders, double width gravelled driveway with multiple parking, timber gates with side personnel gate opening to a further gravelled parking area and access to:

FORMER GARAGE

Now divided to form: -

BRICK STORE

7' 9" x 4' 2" (2.37m x 1.29m) With up and over door.

LEISURE ROOM

7' 9" x 10' 2" (2.37m x 3.1m) Tiled floor, electric light, extractor fan, double socket, coved cornice, Intex inflatable Hot Tub.

From the gravelled parking area beyond the main gate a further hand gate leads into a side garden area with artificial turf, slate chipped and paved pathway, externally mounted electricity meter, lighting, external socket, cold water tap, Samsung electric Air Source heating system and power points. This continues round to:

ENCLOSED REAR GARDEN

Artificial turf, decorative gravelled and slate chipped areas, diamond shaped patio, adjacent to the rear of the Garden/Family Room is:

PERGOLA

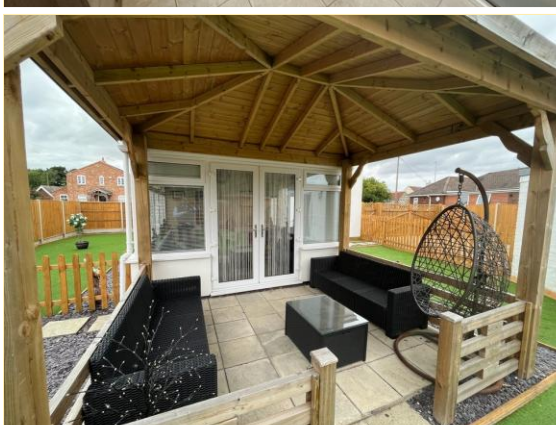
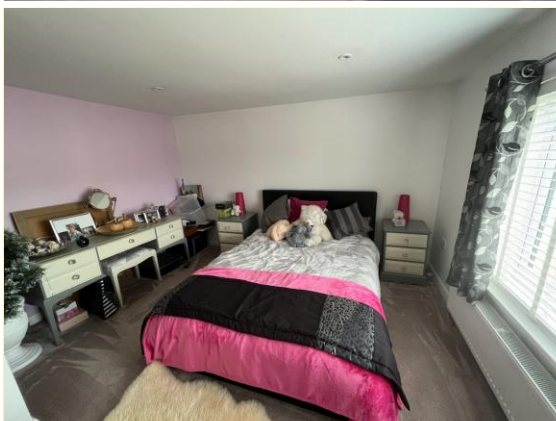
10' 2" x 11' 1" (3.1m x 3.4m) Rustic timber construction with a pitched felt roof, paved patio beneath with seating areas. Also in the rear corner is:

MODERN SUMMERHOUSE

Power and lighting.

DIRECTIONS

From Spalding proceed north on the A16 to Sutterton roundabout and A17 interchange. Take the second exit into Sutterton village then turn left at the roundabout on to Spalding Road. The house is located on the left hand side.





TOTAL FLOOR AREA: 1246 sq.ft. (115.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, counts and any other data are approximate and no responsibility is taken for any error or 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 here are based on the best and no guarantee as to their operability or efficiency can be given.
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TENURE

Freehold

SERVICES

Mains water, electricity and drainage. Air Source Heating System with under floor heating to the ground floor and radiators to the first floor. A range of 18 solar panels on the rear slope of the main house roof (further details available on request).

COUNCIL TAX BAND

Band C

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 they are present or in working order. Buyers must check these.

Ref: S11276

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	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		