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28 Mallard Road, Low Fulney, Spalding PE12 6ND

**£495,000 Freehold**

- Total Site Area approx. 0.5 Acre (STS)
- Large Hanger/Workshop
- Recently Refitted Breakfast Kitchen
- Semi-Rural Location
- viewing Recommended

Modern spacious detached bungalow in semi-rural location with UPVC windows and LPG central heating system. Master bedroom with dressing room and 2 further bedrooms, spacious lounge diner, recently refitted breakfast kitchen, family bathroom and cloakroom. Approximately 0.5 acres total (STS), large galvernised hanger/workshop. INSPECTION HIGHLY RECOMMENDED

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ACCOMMODATION**

Obscured UPVC double glazed door leading into:-

#### **ENTRANCE PORCH**

4' 9" x 5' 11" (1.47m x 1.81m) 2 UPVC double glazed windows to the front elevation, UPVC double glazed window to the side elevation, wall lights, obscured UPVC double glazed door with matching panels to both sides leading into:

#### **ENTRANCE HALLWAY**

11' 8" x 22' 6" (3.57m x 6.86m) Skimmed and coved ceiling, 3 centre light points, smoke alarm, access to loft space (part boarded with lighting and electric sockets, gas propane boiler is located



in the loft), central heating thermostat, double radiator, single radiator, double oak doors leading into:

### **FORMAL LOUNGE**

16' 0" x 16' 4" (4.88m x 4.98m) UPVC double glazed window to the front and side elevations, skimmed ceiling, centre light point, TV point, telephone point, 2 double fitted wall lights, dimmer switch control.

From the Entrance Hallway a solid oak door leads into:

### **RECENTLY REFITTED KITCHEN DINER**

11' 10" x 20' 4" (3.63m x 6.22m) UPVC double glazed window to the side elevation, 2 UPVC double glazed windows to the rear elevation, skimmed ceiling, inset LED lighting to Kitchen area, 2 centre light points one to the island area with triple lighting and one to the Dining area, double radiator, fitted with a wide range of base, eye level and drawer units with solid oak worktops, integrated double bin, dishwasher, pull out carousel larder unit, fridge freezer, combination microwave, Neff stainless steel electric fan assisted oven and Neff induction hob, canopy extractor hood over, UPVC double glazed door to the rear elevation, fitted shelving with under lighting, smoke alarms.

From the Entrance Hallway solid oak door leading into:

### **FAMILY BATHROOM**

7' 6" x 11' 8" (2.30m x 3.58m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, part tiled walls, tiled flooring, double stainless steel heated towel rail, extractor fan, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with side mixer tap, walk-in shower enclosure with fitted thermostatic shower with rainfall shower head.

From the Entrance Hallway into:

### **BEDROOM 3**

9' 9" x 11' 9" (2.98m x 3.60m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, double radiator.

### **BEDROOM 2**

9' 6" x 12' 1" (2.91m x 3.70m) excluding wardrobes UPVC double glazed window to the front elevation, coved and textured ceiling, 3 double wardrobes (depth of 1.05m) with hanging rail and shelving.



## MASTER SUITE

### BEDROOM

11' 8" x 13' 11" (3.58m x 4.25m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, double radiator, TV point, 2 wall lights, solid oak door into:

### DRESSING ROOM

11' 10" x 11' 1" (3.61m x 3.40m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, storage cupboard off housing electric fuse board, central heating controls and power switch for solar panels.

### CLOAKROOM

2' 10" x 7' 4" (0.88m x 2.26m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, tiled flooring, part tiled walls, shaver point, fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below.

### EXTERIOR

Fenced boundaries to the front and side elevations. Side access gate leading into front garden which is mainly laid to lawn with fruit trees and shrub borders.

Side access wooden gate with fenced boundaries to both sides and rear elevations, cold water tap, lighting, power sockets.

### REAR GARDEN

Mainly laid to lawn with a wide range of mature shrub and tree borders, wooden garden shed.

Private double driveway leading to the rear with hard standing for vehicles.

The four storage containers are not included in the sale but could be available by separate negotiation.





### **METAL HANGER/WORKSHOP**

32' 8" x 30' 8" (9.98m x 9.35m) Of galvanised construction with double sliding galvanised doors to the side elevation. 3 phase electricity, strip lighting and power sockets. Consumer unit board. External electric 3 phase socket and normal socket located just outside the Hanger/Workshop.

### **OFFICE AREA**

14' 5" x 14' 6" (4.40m x 4.44m) This is in the Hanger/Workshop. Power and lighting. Currently used as an office. Mezzanine above the office for storage.

### **SERVICES**

16 solar panels at the rear of the property - owned by the vendor. Mains electricity and water.

### **DIRECTIONS**

From the High Bridge in the centre of Spalding proceed along Church Street continue without deviation into Halmergate and proceed to the mini roundabout taking the third turning into Low Road. Proceed to the roundabout taking the second turning into the continuation of Low Road and proceed along this road without deviation for around 1.5 miles then turning left into Mallard Road where upon the property is situated almost immediately on the left hand side.

### **AMENITIES**

Spalding town centre is approximately 2 miles from the property and offers a range of shopping, banking, leisure, commercial and educational facilities. There is also the Springfields Retail Outlet and Festival Gardens, innovative water taxi service and Spalding Golf Course (Surfleet). The cathedral city of Peterborough is approximately 18 miles to the south and offers a fast train link to London Kings Cross minimum journey time 50 minutes.







# THINKING OF SELLING YOUR HOME?

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** See Note

**COUNCIL TAX BAND** C

**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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**Ref: S11473**

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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