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BRIDGE COTTAGE, HOLBEACH ROAD, SPALDING PE12 6JP

GUIDE PRICE £299,950 Subject to Contract

Freehold

- 3-bedroom detached Cottage in all 2.32 acres.
- Fenced grass field extending to approximately 1.94 acres, lending itself to potential Equestrian use (STP).
- Semi-Rural Location Close to the Market Town of Spalding.
- Easy access to amenities.
- No Onward Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

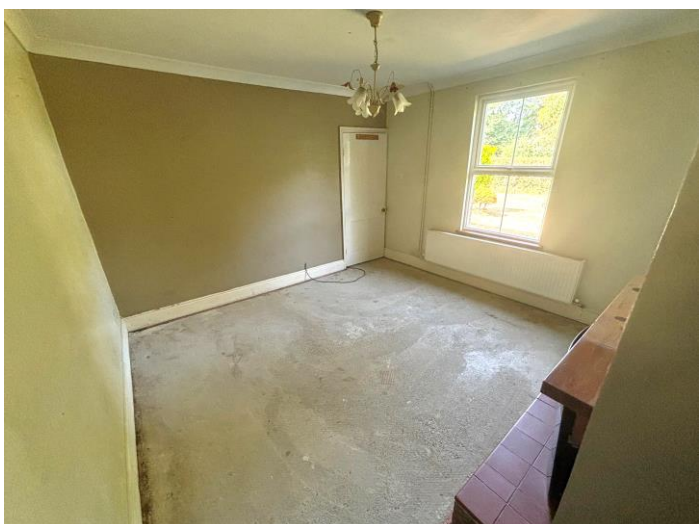


DESCRIPTION

Bridge Cottage is a detached cottage of brick construction comprising of three generous sized bedrooms. Externally, the cottage has extensive off-road parking, side and rear gardens with a site area, including an adjacent paddock, extending to approximately 2.32 acres (0.93 hectares) in total subject to survey.

The property is situated off Holbeach Road, Spalding, Lincolnshire with the market town of Spalding being approximately 1.9 miles away, the cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).

What 3 Words Reference:- [///nightlife.level.nudge](http://nightlife.level.nudge)



ACCOMODATION:

Bridge Cottage offers the following accommodation: -

Ground Floor

Entrance Lobby:

Staircase off, radiator, door to:

Sitting Room: 3.86m x 3.70m

Fireplace with raised hearth and electric fire, UPVC window to the front elevation, coved cornice, radiator.

Dining Room: 3.71m x 3.69m (max)

Including alcove, shelving and cupboard. UPVC window to the front elevation, coved cornice, radiator.

Understairs cupboard with coat hooks.

Kitchen: 3.58m x 2.71m

Roll edge worktop with single drainer stainless steel sink unit, fitted base cupboards and drawers beneath, intermediate wall tiling, matching eye level wall cupboards, plumbing and space for washing machine, electric double oven, electric hob with cooker hood above, small breakfast bar, UPVC side window, radiator,

door to:

Bathroom: 2.68m x 2.71m (max)

Including airing cupboard housing the oil-fired central heating boiler. Panel bath with mixer tap and shower attachment and glazed screen, pedestal wash hand basin, low level WC, fully tiled walls, tiled floor, obscure glazed UPVC window, access to loft space.

First Floor

First Floor Landing:

Ceiling light, doors arranged off to:

Bedroom 1: 3.85m x 3.69m

Access to loft space, UPVC window to the front elevation, coved cornice, radiator.

Bedroom 2: 3.82m x 3.69m

UPVC window to the front elevation, coved cornice, radiator, recessed wardrobe with hanging rail.

Bedroom 3: 2.70m x 2.62m (min)

UPVC window to the side elevation, coved cornice, radiator.



Wash Room: 1.31m x 0.90m

Low level WC, hand basin, fully tiled walls.

EXTERIOR:

The property is set back from the road with a line of trees to the front boundary, extensive grassed areas to the front, side and rear, large gravel driveway with multiple parking. To the rear, a further grassed area plus a concrete patio area with raised brick planters, large shed and smaller second shed.

To the south-west of the property, there is a fenced area of amenity land extending to approximately 1.94 acres (0.78 hectares), with this land having potential for Equestrian use, subject to planning.

SERVICES:

Bridge Cottage has mains water and electricity, oil central heating and private drainage system.

OUTGOINGS:

Council Tax –
Band B - payable to South Holland District Council

BOUNDARIES:

The successful purchaser shall be deemed to have full knowledge of boundaries and rights of way (if any) which have or will affect the property.

PLANS, AREAS, AND SCHEDULE:

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey and Rural Land Registry plans. The plans included in these Particulars are published for convenience and / or identification purposes only and although believed to be correct, the accuracy cannot be guaranteed.

APPARATUS AND SERVICES:

None of the apparatus nor services have been checked; therefore, their serviceability is not guaranteed. Interested parties must make their own enquiries/inspections.

ROOM SIZE ACCURACY:

Room sizes are quoted in metric on a wall-to-wall basis.

FURTHER INFORMATION:

If any further information is required regarding the property, please contact R. Longstaff and Co LLP's Agricultural Department on 01775 766 766, Option 4.



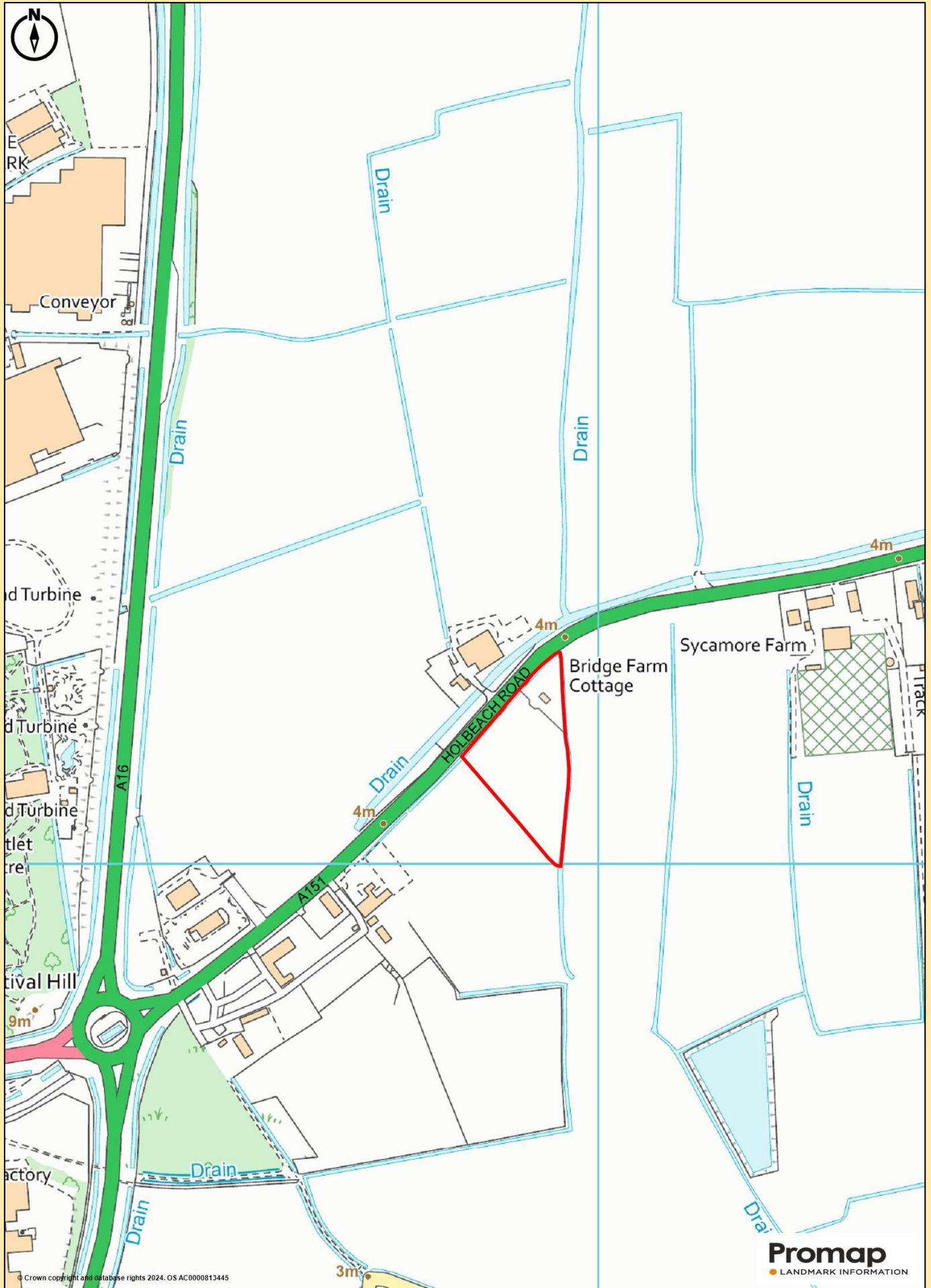
PARTICULARS CONTENT:

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. The plans reproduced in these Particulars are for identification purposes only and are NOT TO SCALE.

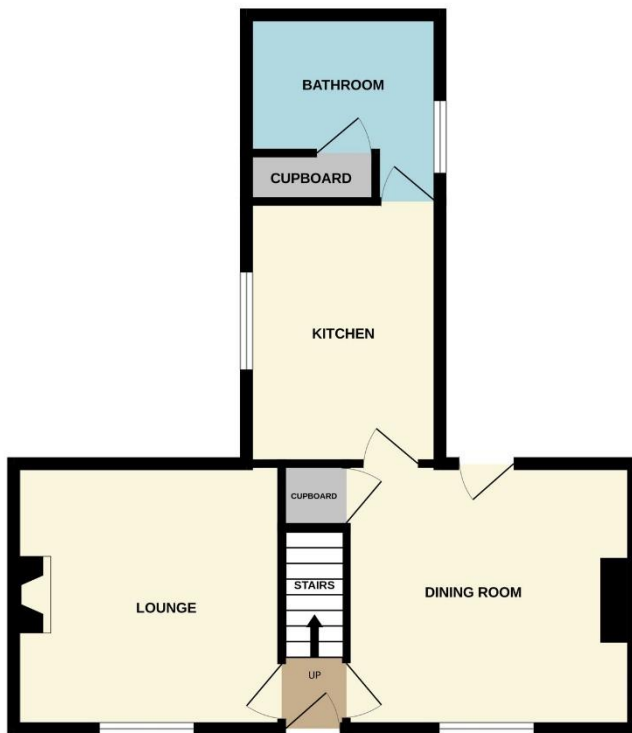
Interested parties should carry out whatever investigations they wish to satisfy themselves as to the extent and area of the property offered and ensure they are fully aware of the boundaries and to confirm the areas involved should they so require. The information provided in these Particulars is for guidance purposes only.



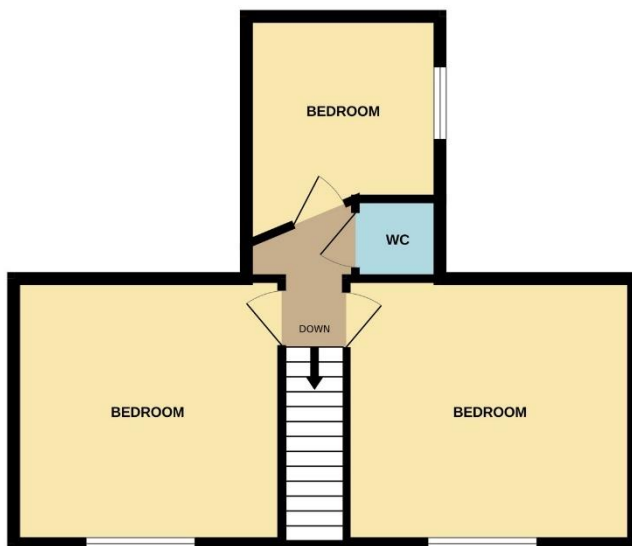
SITE PLAN



GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.8 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.
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TENURE Freehold

COUNCIL TAX 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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Ref: S11530

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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